

KEYS OVERNIGHT TEMPORARY SHELTER

5537 COLLEGE ROAD
KEY WEST, FL

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

KEYS OVERNIGHT
TEMPORARY
SHELTER
5537 COLLEGE RD.
KEY WEST, FLORIDA.

MAP LOCATION



AREA OF WORK

SITE DATA

SITE AREA:
OVERALL SITE AREA : 607,339.97 SQFT 13.94 ACRES
LEASE AREA : 041,976.22 SQFT 00.96 ACRES

LAND USE: PS (PUBLIC SERVICE)

FLOOD ZONE: AE EL +10.0' PER LOMR CASE NO. 21-04-3573P

HEIGHT:
ALLOWED: 25'+3.5' = 28.5'(FINISHED FLOOR IS 3.5' ABOVE BFE+1)
PROPOSED: 26.3'±

SETBACKS (PRINCIPAL STRUCTURES):
FRONT SETBACK:
REQUIRED = 20'
PROPOSED = N/A

SIDE SETBACK:
REQUIRED = 15'
PROPOSED = 25'

REAR SETBACK (WETLAND SETBACK):
REQUIRED = 25'
PROPOSED = 25'

SETBACKS (ACTIVE/PASSIVE/RECREATION):
FRONT/SIDES/REAR:
ALLOWED = 10'
PROPOSED = 10'

FAR:
ALLOWED = 0.8
EXISTING = 0.69
PROPOSED = 0.70

LOT COVERAGE:
ALLOWED = 40%
EXISTING = 25.2%
PROPOSED = 25.4%

IMPERVIOUS AREA:
ALLOWED = 50%
EXISTING = 46.35%
PROPOSED = 44.58%

LANDSCAPE AREA:
REQUIRED = 20%
EXISTING = 53.65%
PROPOSED = 55.42%

OPEN SPACE AREA:
REQUIRED = 50%
EXISTING = 53.65%
PROPOSED = 55.42%

PARKING:
REQUIRED = N/A
EXISTING = 0
PROPOSED = 18 SPACES

BIKE/SCOOTER PARKING:
REQUIRED = N/A
EXISTING = OUT OF LEASE AREA
PROPOSED = 96 SPACES (TENANTS)
9 SPACES (EMPLOYEE/VISITORS)
105 SPACES TOTAL

LIST OF DRAWINGS

A-0 COVER SHEET
EX-1 EXISTING OVERALL SITE PLAN
EX-2 EXISTING PARTIAL SITE PLAN
A-1 PROPOSED OVERALL SITE PLAN
A-2 PROPOSED PARTIAL SITE PLAN
A-3 PROPOSED GROUND FLOOR PLAN
A-3.1 PROPOSED FIRST FLOOR PLAN
A-4 PROPOSED ELEVATIONS
A-5 PROPOSED SCHEMATIC BUILDING SECTION
LS-1 FIRST FLOOR LIFE SAFETY PLAN
LS-2 GROUND FLOOR LIFE SAFETY PLAN
LS-3 LIFE SAFETY DETAILS
L-1 EXISTING VEGETATION PLAN
L-2 LANDSCAPE PLAN (CONCEPTUAL)
L-3 LANDSCAPE SCHEDULE AND DETAILS
E-1 SITE LIGHTING PLAN
C-100 EROSION CONTROL PLAN
C-200 GRADING AND DRAINAGE PLAN
C-300 SITE UTILITY PLAN
SURVEYS

REV

REV

BUILDING DATA

EXISTING BUILDING AREAS:
MCSO JAIL AND DJJ = 383,684 SQFT
MCSO ADMIN = 26,833 SQFT
EXISTING KOTS FACILITY = 9,024 SQFT

PROPOSED BUILDING AREAS:
KOTS FIRST FLOOR ENCLOSED = 10,422 SQFT
KOTS FIRST FLOOR COVERED = 310 SQFT
KOTS GROUND FLOOR ENCLOSED = 384 SQFT
KOTS GROUND FLOOR COVERED = 10,208 SQFT

KEY PERSONNEL

ARCHITECT: WILLIAM P. HORN ARCHITECT, P.A. WILLIAM P. HORN, RA, LEED AP 915 EATON ST. KEY WEST, FL 33040 TEL. (305) 296-8302	STRUCTURAL ENGINEERING: K/W STRUCTURAL ENGINEERS MARK KEISTER, P.E. 6501 ARLINGTON EXPRESSWAY BUILDING B, SUITE 156 JACKSONVILLE, FL 32211 TEL. (904) 619-2333	LANDSCAPE ARCHITECT: LANDWISE DESIGN LADD ROBERTS, LEED AP 1936 SAN MARCO BLVD SUITE 101 JACKSONVILLE, FL 32207 TEL. (904) 343-4194	SURVEYOR: AVIROM AND ASSOCIATES MICHAEL AVIROM, PROFESSIONAL SURVEYOR & MAPPER 402 APPELLROUTH LN. STE 2E KEY WEST, FL 33040 TEL. (305) 294-7770
CIVIL ENGINEERING: PEREZ ENGINEERING AND DEVELOPMENT INC. ALLEN E. PEREZ, PE 1010 EAST KENEDY DRIVE SUITE 202 KEY WEST, FL 33040 TEL. (305) 293-9440	MEP ENGINEERING: INNOVATIVE ENGINEERING GROUP INC. SUDHIR GUPTA, PE, LEED AP 2500 NW 79TH AVE., SUITE 240 DORAL, FL 33122 TEL. (305) 468-1783	ENVIRONMENTAL ENGINEER: TERRAMAR ENVIRONMENTAL SERVICES, INC. PHIL FRANK 1241 CRANE BLVD. SUGARLOAF KEY, FL 33042 TEL. (305) 393-4200	OWNER: (PROPERTY) MONROE CO. BOARD OF COUNTY COMMISSIONERS KEVIN WILSON, ASST. COUNTY ADMINISTRATOR 1100 SIMONTON ST. KEY WEST, FL 33040 TEL. (305) 294-4641
		LAND USE PLANNER: TREPANIER & ASSOCIATES, INC. OWEN TREPANIER 1421 1ST STREET PO BOX 2155 KEY WEST, FL 33040 TEL. (305) 293-8983	OWNER: (KOTS LEASE OWNER) CITY OF KEY WEST 1300 WHITE ST. KEY WEST, FL 33040 TEL. (305) 809-3700

SEAL

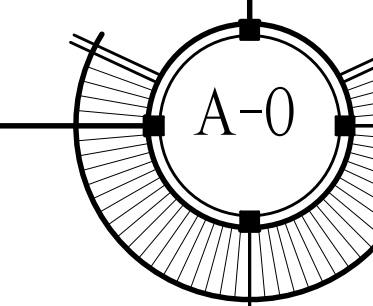
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11-30-2021 REV

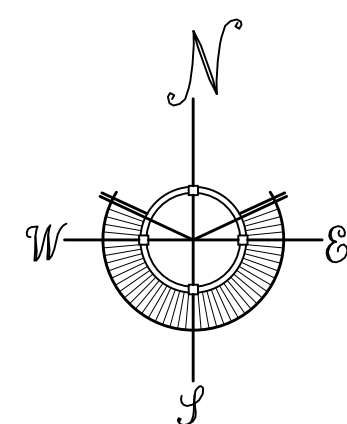
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JFS
CAB
PROJECT
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2023

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA





EXISTING OVERALL SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY AVIRON & ASSOCIATES DATED ON 05-06-19.

SCALE: 1"=80'-0"

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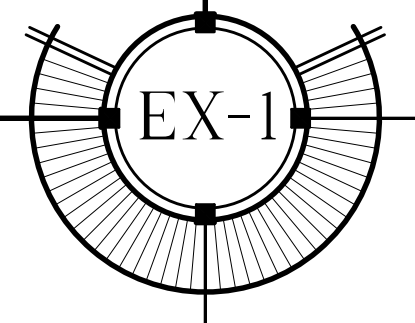
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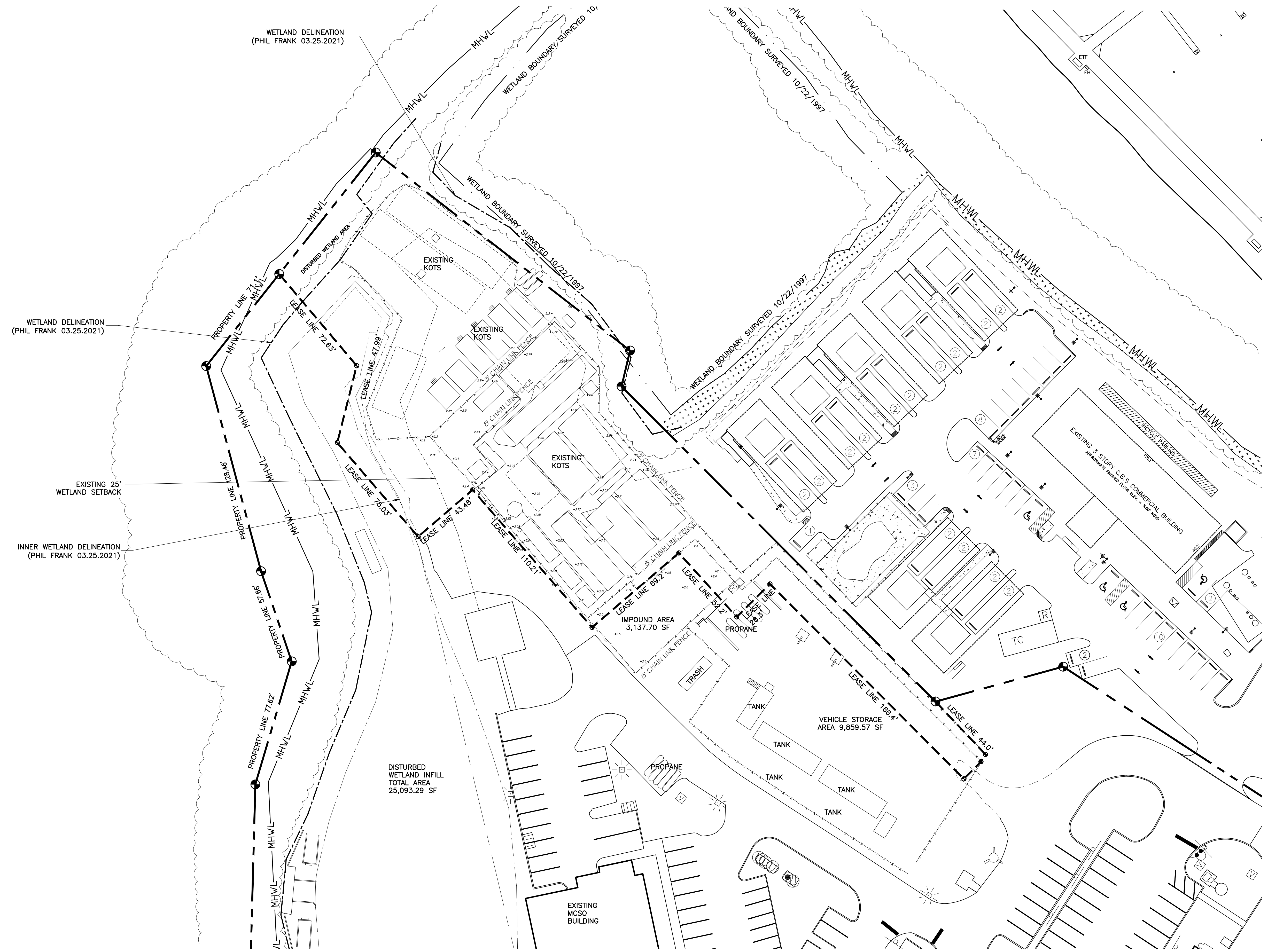
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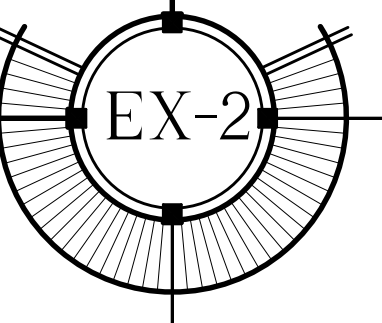
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EXISTING PARTIAL SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY AVIRON & ASSOCIATES DATED ON 05-06-19. SCALE: 1"=30'-0"

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
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1
A-2

WETLAND DELINEATION
(PHIL FRANK 03.25.2021)

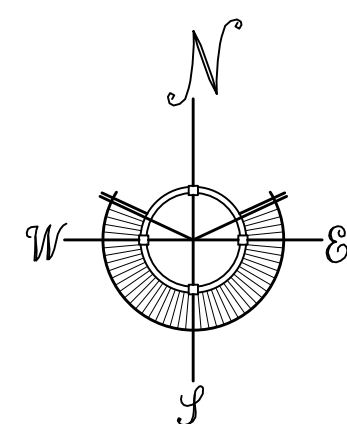
REVISED 2' WETLAND SETBACK
W/ 8" RETAINING WALL

INNER WETLAND DELINEATION
(PHIL FRANK 03.25.2021)

NEW KOTS BUILDING

EXISTING MCSO BUILDING

EXISTING MCSO BUILDING



PROPOSED OVERALL SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY AVIRON & ASSOCIATES DATED ON 05-06-19.

SCALE: 1"=30'-0"

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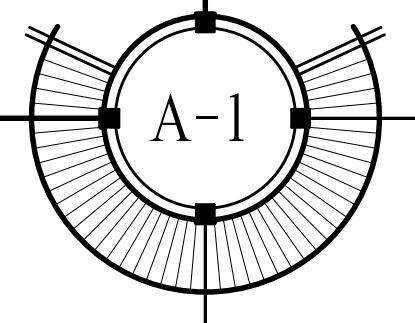
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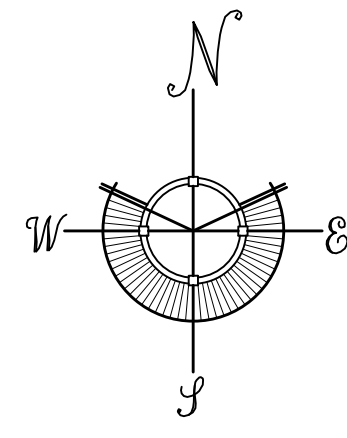
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PROPOSED PARTIAL SITE PLAN (LEASE AREA)

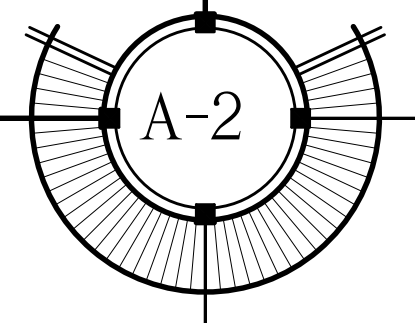
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY AVIRON & ASSOCIATES DATED ON 05-06-19. SCALE: 1"=30'-0"

SEAL

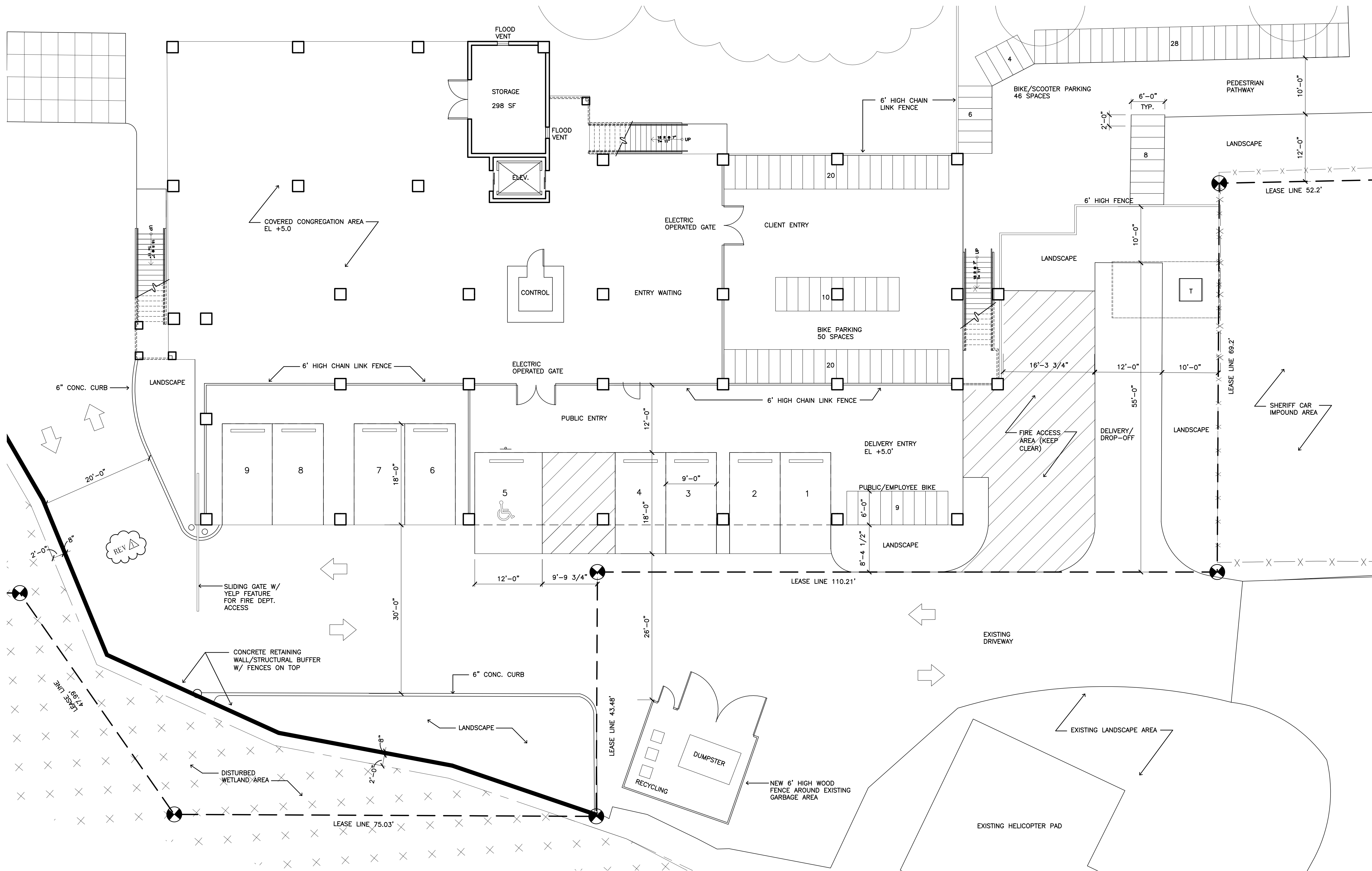
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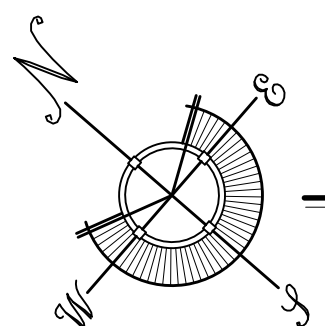


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PROPOSED KOTS GROUND FLOOR PLAN

SCALE: 1/8"=1'-0"



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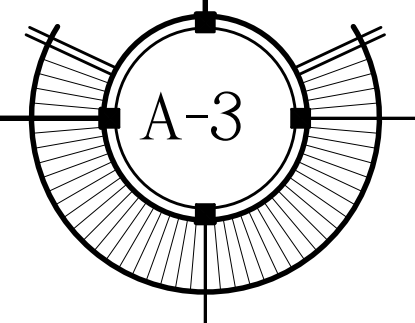
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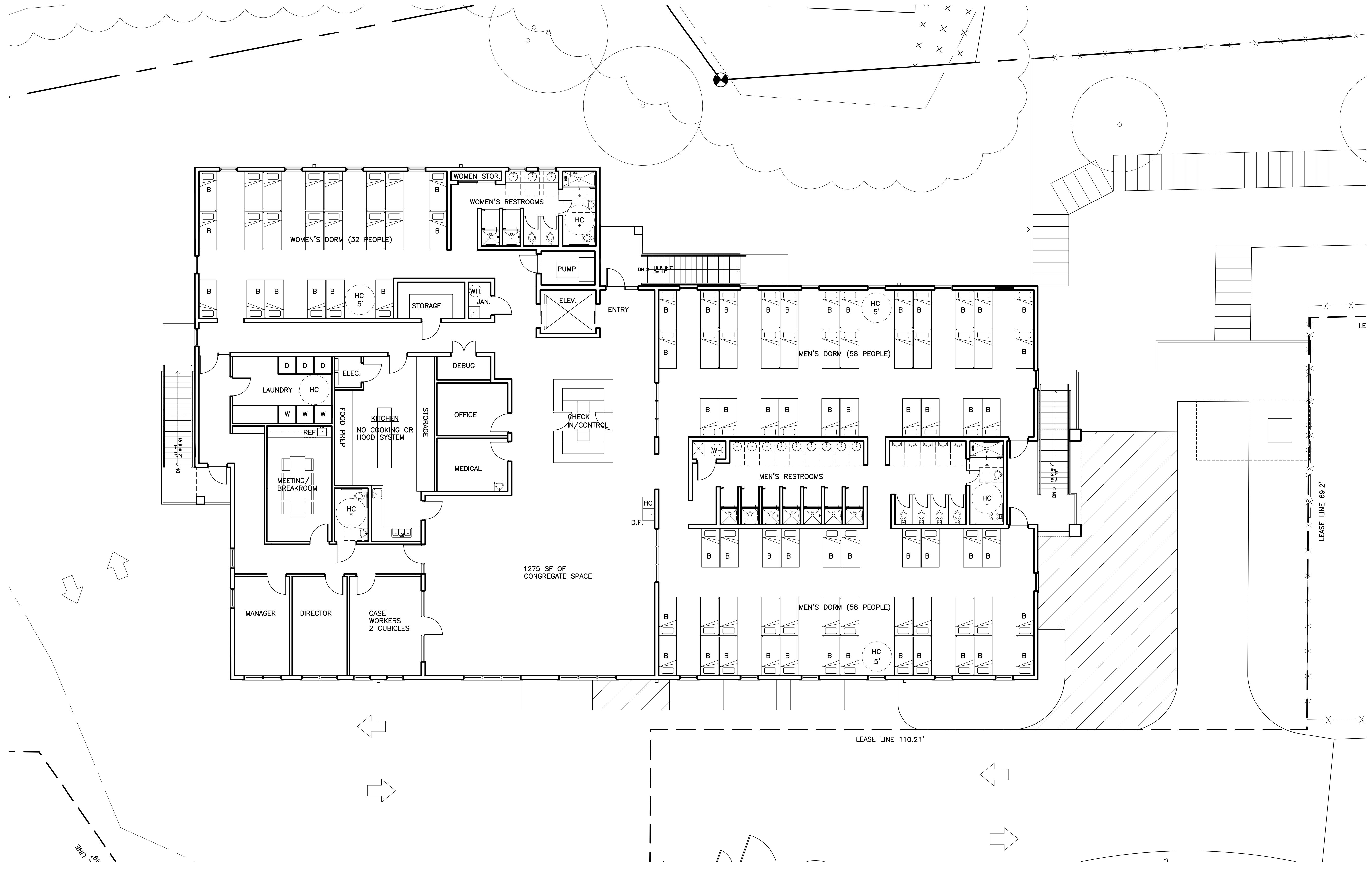
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PROPOSED KOTS PLAN

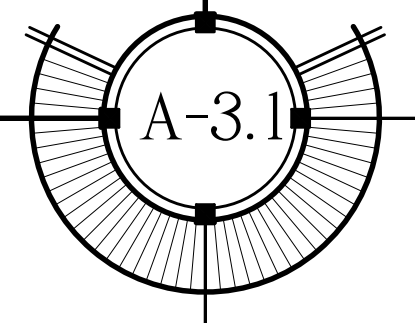
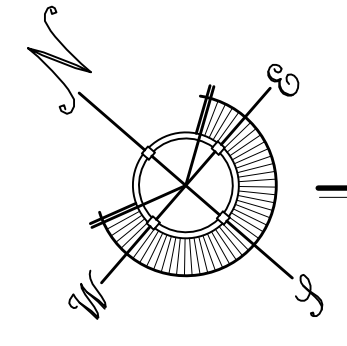
SCALE: 1/8"=1'-0"

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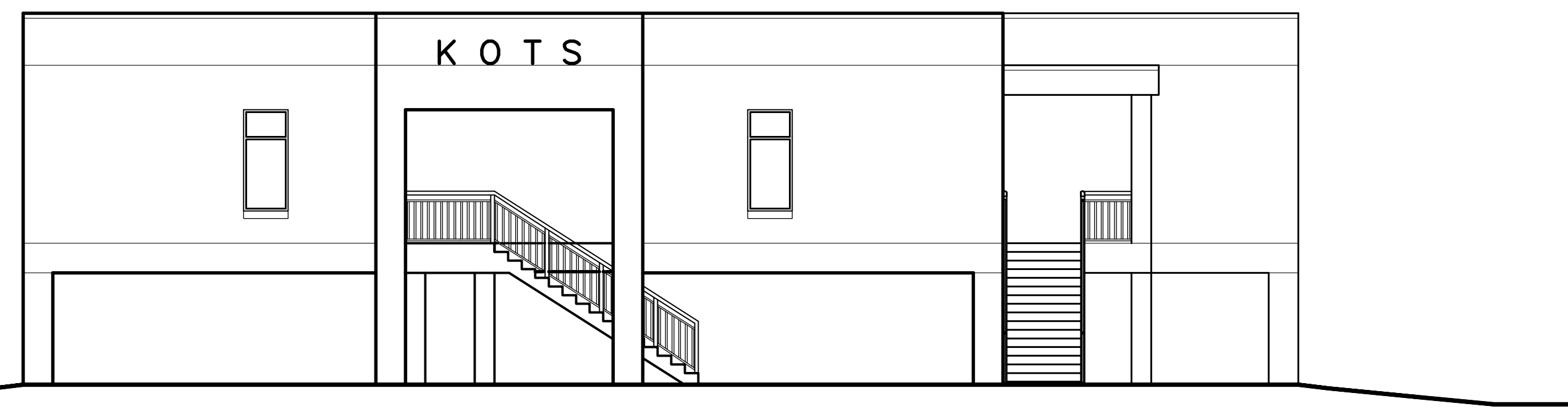
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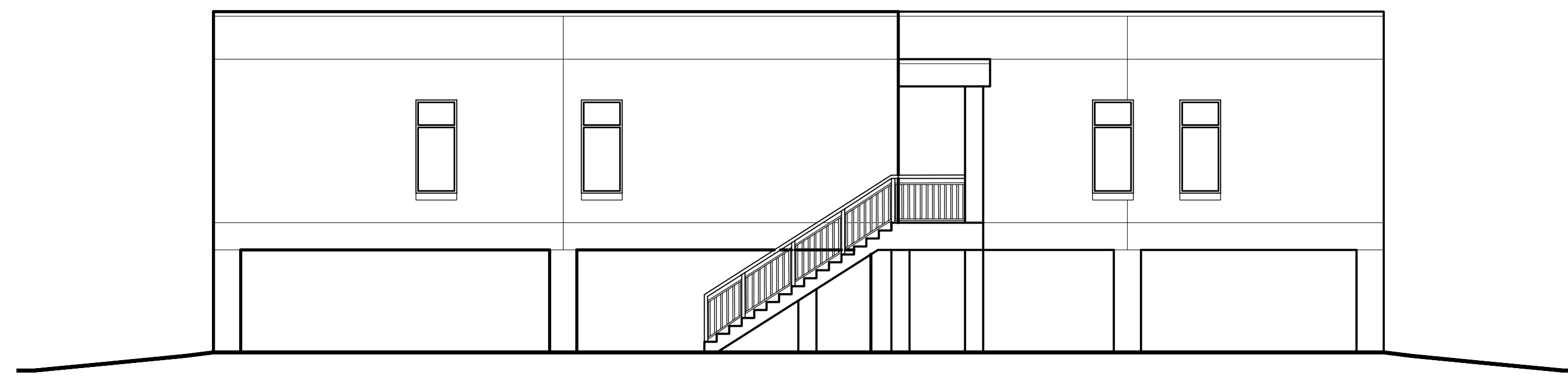
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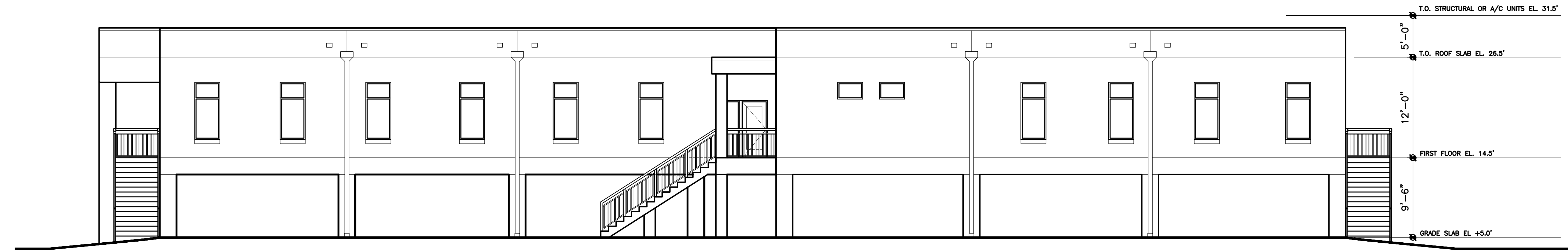
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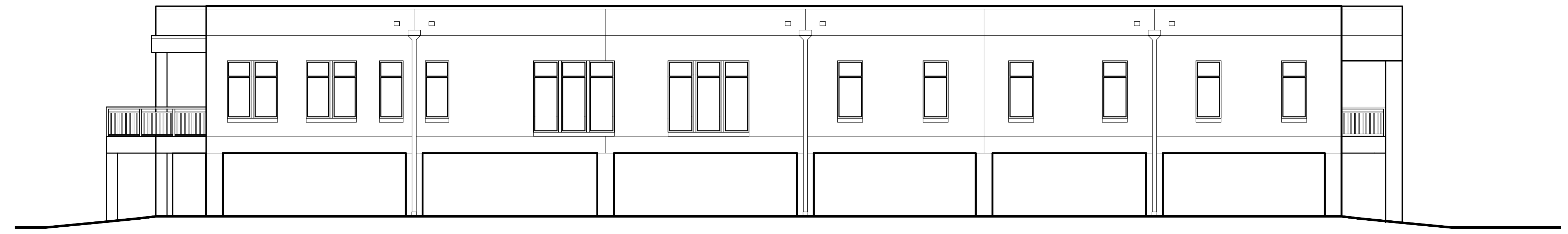
1
A-4
PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"



2
A-4
PROPOSED REAR ELEVATION
SCALE: 1/8"=1'-0"



3
A-4
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



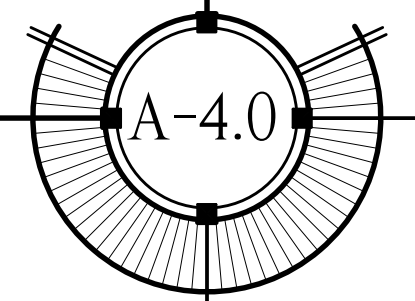
4
A-4
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

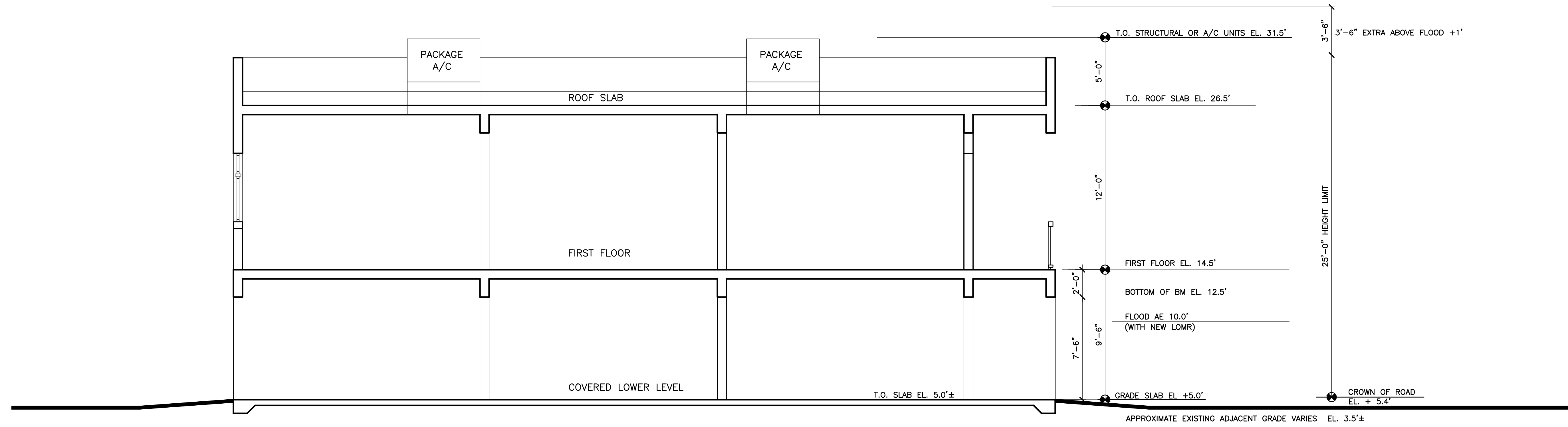
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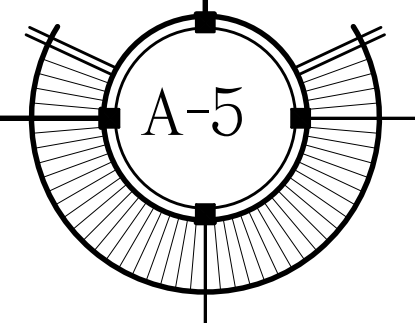
SCHEMATIC BUILDING SECTION

SCALE: 1/4"=1'-0"

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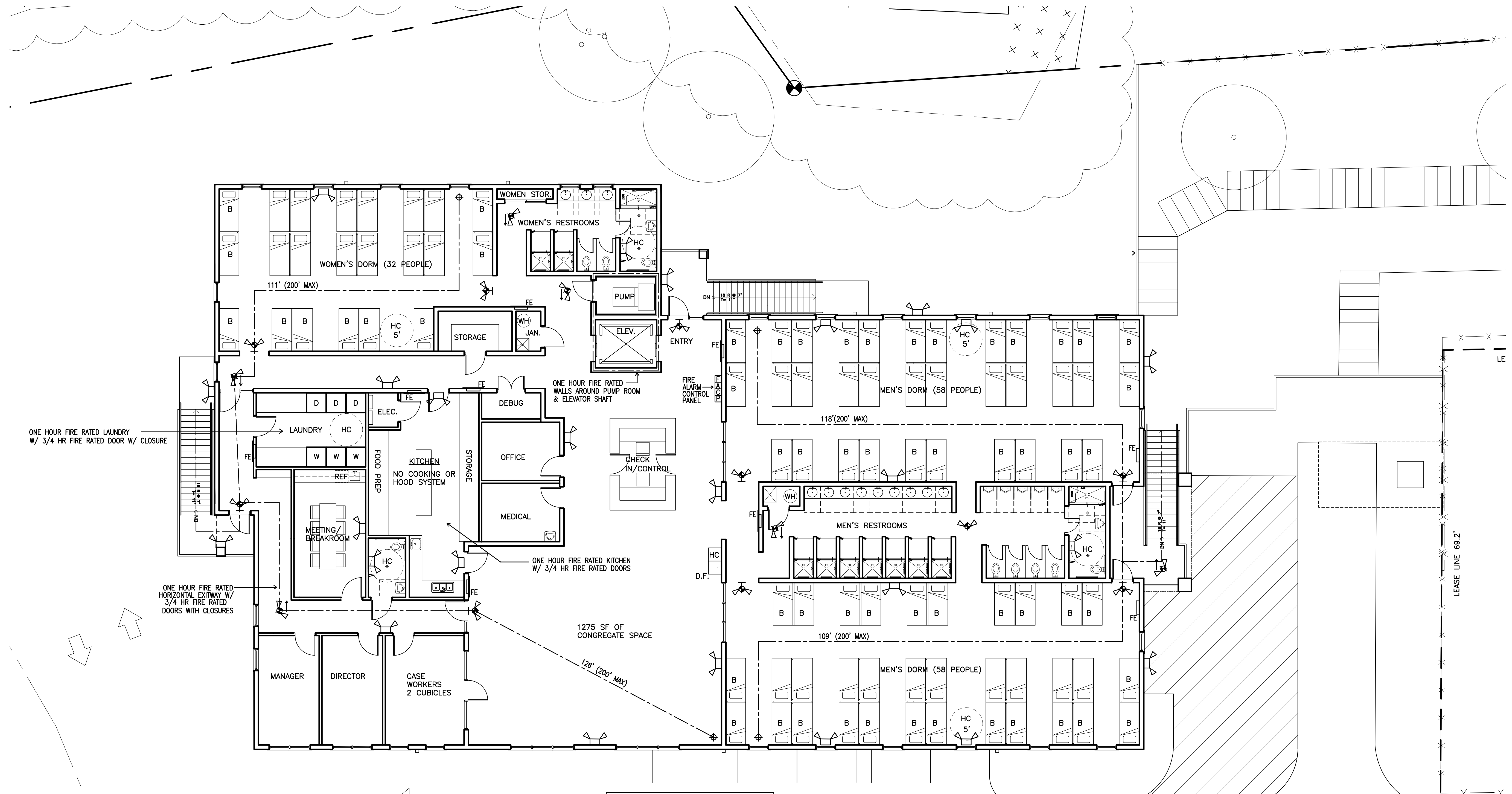


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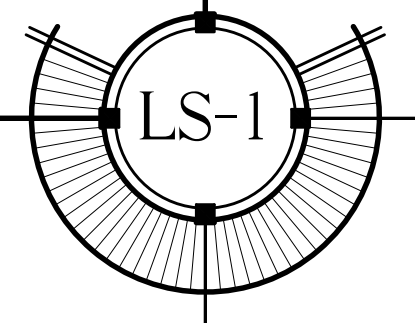
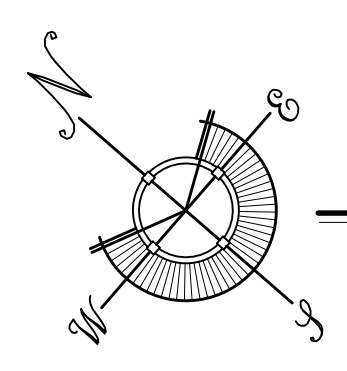
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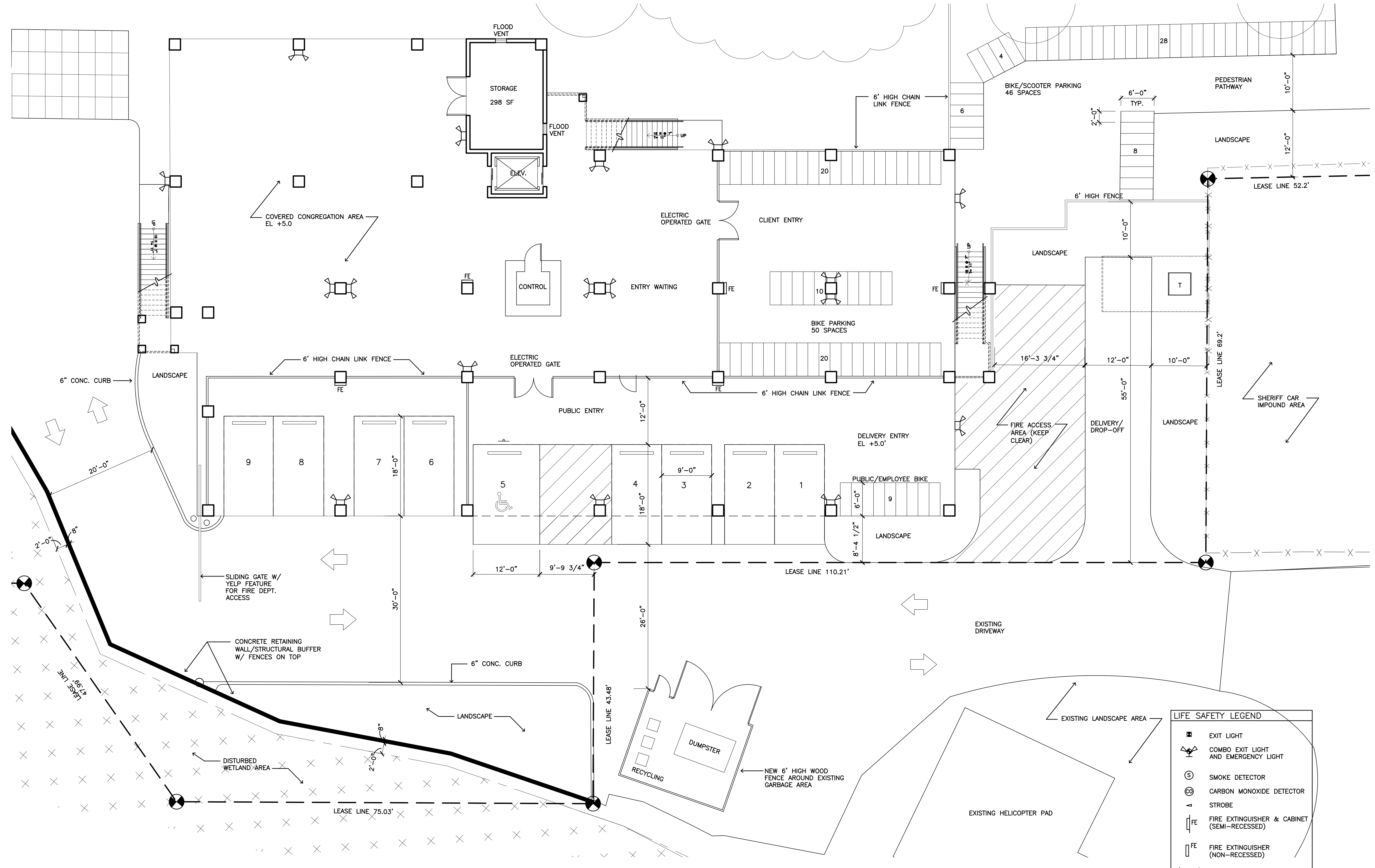
PROPOSED LIFE SAFETY PLAN

SCALE: 1/8"=1'-0"

LIFE SAFETY LEGEND	
	EXIT LIGHT
	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STROBE
	FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
	FIRE EXTINGUISHER (NON-RECESSED)
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE
	FIRE ALARM PULL STATION
	HEAT DETECTORS



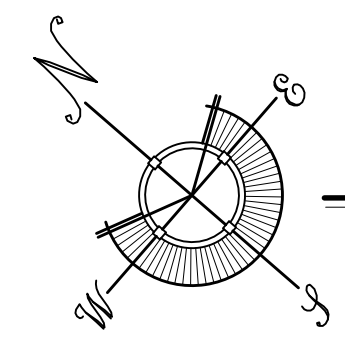
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LIFE SAFETY LEGEND	
	EXIT LIGHT
	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
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	FIRE EXTINGUISHER (NON-RECESSED)
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE
	FIRE ALARM PULL STATION
	HEAT DETECTORS

PROPOSED LIFE SAFETY GROUND FLOOR PLAN

SCALE: 1/8"=1'-0"

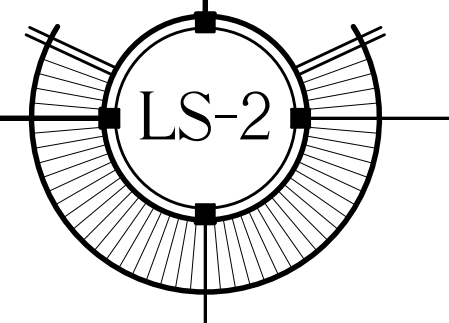


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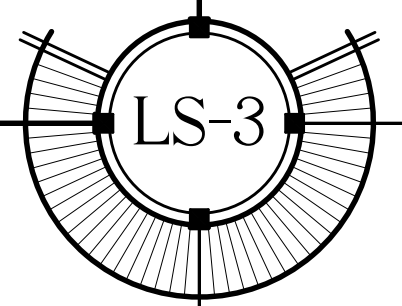
	CRITERIA	SPECIAL REQUIREMENTS/ COMPLIANCE	STATUS	FBC 2020 REFERENCE	
A	USE AND OCCUPANCY			CHAPTER 3	
	R-1 CONGREGATE LIVING TRANSIENT			310.3	
B	GENERAL BUILDING HEIGHTS/ AREAS/ CONSTRUCTION			CHAPTERS 4-6	
	OCCUPANCY R-1	REQUIRED AUTOMIC FIRE SPRINKLER SYSTEM REUIRED SMOKE AND FIRE ALARM SYSTEMS		420.1-420.5 TABLE 601 602.2	
	CONSTRUCTION TYPE: IIB= R-1				
	BUILDING HEIGHT: (TYPE IIB) (SPRINKLERED) R-1 = 75'-0" MAX	BUILDING HEIGHT = 26'-6"	OK	TABLE 504.3a	
	BUIDING STORIES: (TYPE IIB) (SPRINKLERED) R-1 = 5 STORY MAX	BUILDING STORIES = 2 STORIES	OK	TABLE 504.4	
	BUILDING AREA: (TYPE IIB) (SPRINKLERED) R-1 = 64,000 SF	BUILDING AREA: LOWER LEVEL: ENCLOSED = 384 SQFT COVERED = 10,208 SQFT UPPER LEVEL: ENCLOSED = 10,422 SQFT COVERED = 310 SQFT	OK	TABLE 506.2	
C	SEPARATION REQUIREMENTS FOR DIFFERENT OCCYPANCY TYPES			CHAPTERS 4 & 5	
		BUILDING IS ONE OCCUPANCY NO SEPARATION IS REQUIRED			
D	FIRE RESISTANT RATINGS FOR BUILDING ELEMENTS			CHAPTERS 6 & 7	
	STRUCTURAL FRAME: IIB = R-1	0HRS	OK	TABLE 601	
	BEARING WALLS	EXTERIOR: IIB = R-1	0 HRS	OK	TABLE 601
		INTERIOR: IIB = R-1	0 HRS	OK	TABLE 601
	NON-BEARING INTERIOR FLOOR CONSTRUCTION:	IIB = R-1	0 HRS	OK	TABLE 601
			0 HRS	OK	TABLE 601
	ROOF/CEILING CONSTRUCTION:	IIB = R-1	0 HR	OK	TABLE 601
	SHAFT CONSTRUCTION:	INTERIOR EGRESS STAIRS	1 STORY ELEVATED = 1HR	OK	713.4
		ELEVATOR SHAFT ENCLOSURE	1 STORY ELEVATED = 1HR		
	OPENINGS IN EXTERIOR WALLS	25' - 30' SEPARATION = NO LIMIT	OK	TABLE 705.8	
	FIRE RESISTANT RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE	X < 5'-0"	N/A		
		5'-0" ≤ X < 10'-0"	N/A		TABLE 602
		10'-0" ≤ X < 30'-0"	TYPE IIB = 0HRS REQUIRED	OK	
		X ≥ 30'-0"	TYPE IIB = 0HRS REQUIRED	OK	
E	MEANS OF EGRESS			CHAPTER 10	
	OCCUPANT LOAD:	DORMITORIES- 50 SQFT/PERSON	UPPER LEVEL ENCLOSED SF = 10,422 / 50 SQFT PER PERSON = 208.44 OCCUPANTS MAX.	TABLE 1004.5	
		TOTAL	208 OCCUPANTS		
	EGRESS COMPONENT WIDTH	MIN. 0.2" PER OCCUPANT = 40" MIN.		1005.3.2	
	TOTAL EXITS	2 EXIT REQUIRED MIN. 3 PROVIDED	OK	TABLE 1006.3.2	
	DOOR CLEAR WIDTH	REQUIRED MIN 32" 36" PROVIDED	OK	1010.1.1	
	MINIMUM CORRIDOR WIDTH	REQUIRED MIN 44" 60" PROVIDED		TABLE 1020.2	
	COMMON PATH:	R-1 = 75'-0" MAX ACTUAL: 15'-0"		TABLE 1006.2.1	
	EXIT EGRESS TRAVEL DISTANCE	SEE LIFE SAFETY PLAN FOR ALL DISTANCES R-1 SPRINKLERED 200'-0" MAX GREATEST ACTUAL: 126'-0"		TABLE 1017.2	

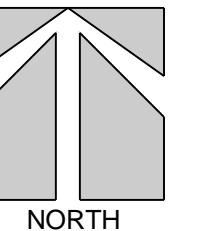
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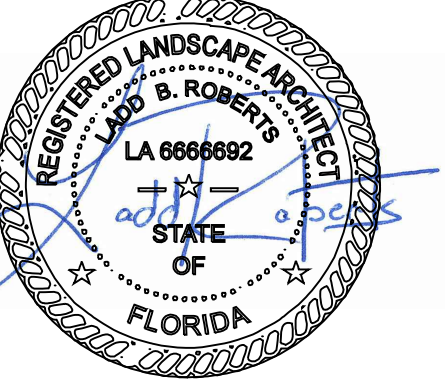
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SCALE: 1" = 20'



CONCEPT DOCUMENTS

EXISTING VEGETATION

DATE: 12.9.21

REVISIONS:

No.	Date	Notes
1.		
2.		
3.		
4.		
5.		
6.		
7.		

SHEET NUMBER:
L-1

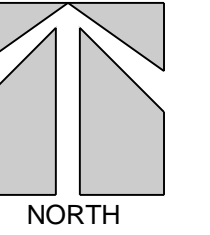
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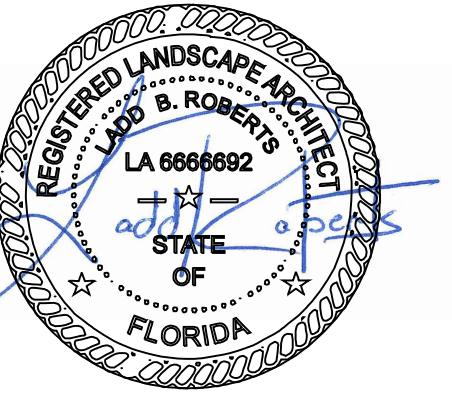
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GENERAL INFORMATION & TREE MITIGATION	
GROSS SITE AREA	SEE ARCHITECTURAL
BUILDING COVERAGE	SEE ARCHITECTURAL
IMPERVIOUS SURFACE AREA (LANDSCAPE CALC'S ARE BASED ON PROJECT LIMITS)	SEE ARCHITECTURAL/CIVIL
TREE MITIGATION CALCULATIONS	DSH INCHES REMOVED
TREES IMPACTED	
PROTECTED TREES IMPACTED	(buttonwood hedge)
MITIGATION REQUIRED	7"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	10+ Trees / 40"



SCALE: 1" = 20'



CONCEPT DOCUMENTS

LANDSCAPE PLAN (CONCEPTUAL)

DATE: 12.9.21

REVISIONS:

No.	Date	Notes
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2.		
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SHEET NUMBER:
L-2

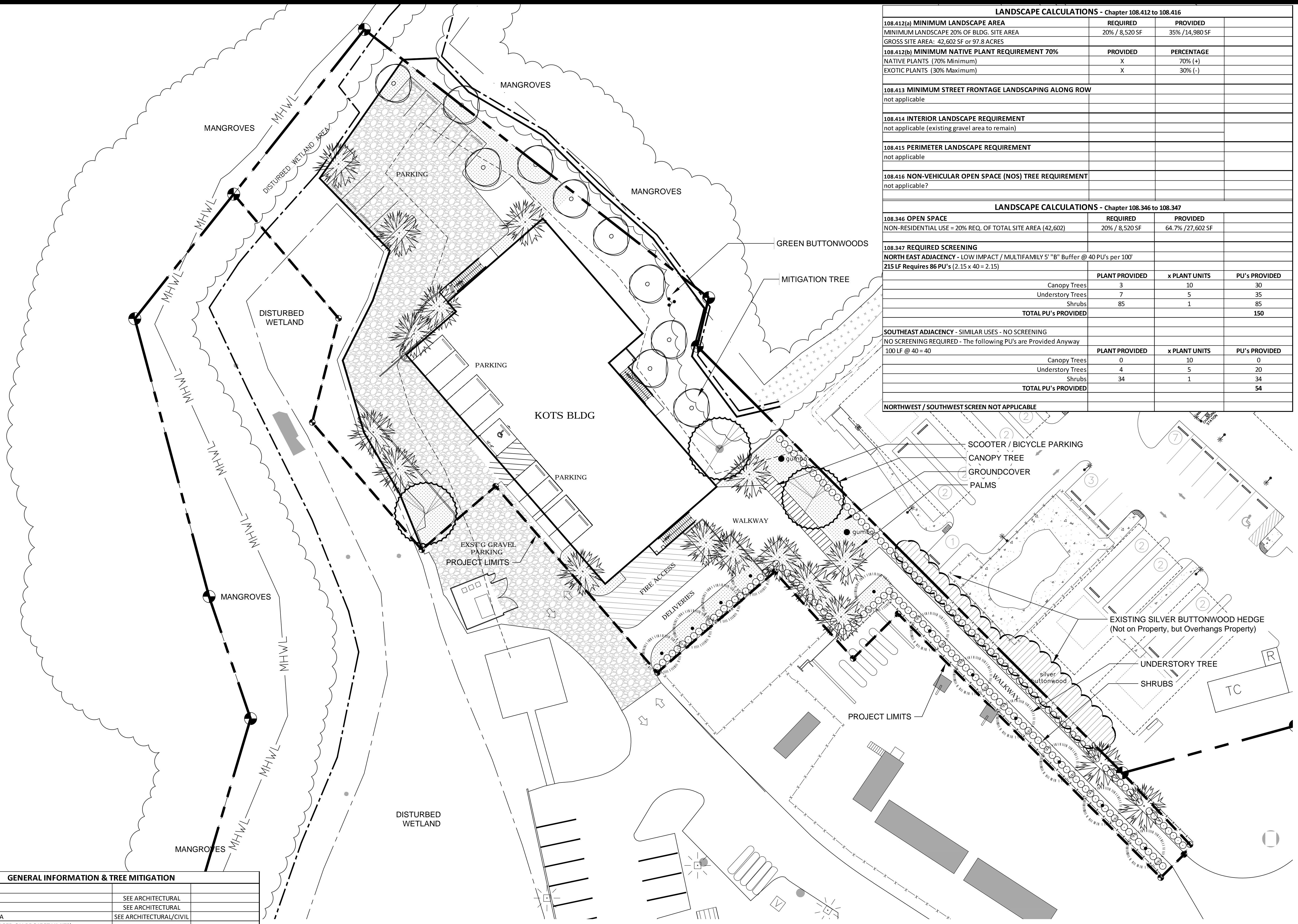
JOB #: 20005 DRAWN BY: LBR

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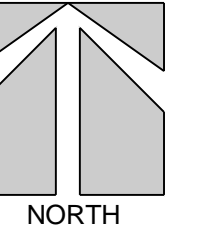


LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416			
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED	
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	20% / 8,520 SF	35% / 14,980 SF	
GROSS SITE AREA: 42,602 SF or 97.8 ACRES			
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%	PROVIDED	PERCENTAGE	
NATIVE PLANTS (70% Minimum)	X	70% (+)	
EXOTIC PLANTS (30% Maximum)	X	30% (-)	
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW			
not applicable			
108.414 INTERIOR LANDSCAPE REQUIREMENT			
not applicable (existing gravel area to remain)			
108.415 PERIMETER LANDSCAPE REQUIREMENT			
not applicable			
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT			
not applicable?			
LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347			
108.346 OPEN SPACE	REQUIRED	PROVIDED	
NON-RESIDENTIAL USE = 20% REQ. OF TOTAL SITE AREA (42,602)	20% / 8,520 SF	64.7% / 27,602 SF	
108.347 REQUIRED SCREENING			
NORTH EAST ADJACENCY - LOW IMPACT / MULTIFAMILY 5' "B" Buffer @ 40 PU's per 100'			
215 LF Requires 86 PU's (2.15 x 40 = 2.15)			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	3	10	30
Understory Trees	7	5	35
Shrubs	85	1	85
TOTAL PU's PROVIDED			150
SOUTHEAST ADJACENCY - SIMILAR USES - NO SCREENING			
NO SCREENING REQUIRED - The following PU's are Provided Anyway			
100 LF @ 40 = 40			
	PLANT PROVIDED	x PLANT UNITS	PU's PROVIDED
Canopy Trees	0	10	0
Understory Trees	4	5	20
Shrubs	34	1	34
TOTAL PU's PROVIDED			54
NORTHWEST / SOUTHWEST SCREEN NOT APPLICABLE			

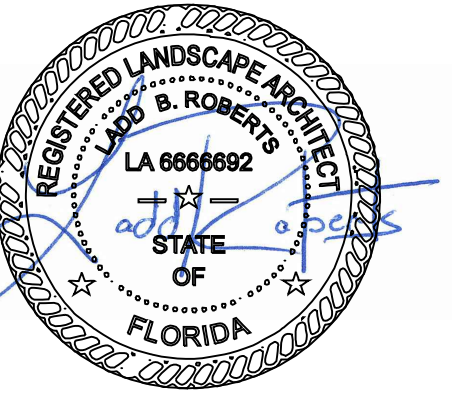
GENERAL INFORMATION & TREE MITIGATION	
GROSS SITE AREA	SEE ARCHITECTURAL
BUILDING COVERAGE	SEE ARCHITECTURAL
IMPERVIOUS SURFACE AREA	SEE ARCHITECTURAL/CIVIL
(LANDSCAPE CALC'S ARE BASED ON PROJECT LIMITS)	
TREE MITIGATION CALCULATIONS	DSH INCHES REMOVED
TREES IMPACTED	
PROTECTED TREES IMPACTED	(buttonwood hedge)
MITIGATION REQUIRED	2"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	10+ Trees / 40"



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SCALE: 1" = 20'



CONCEPT DOCUMENTS

LANDSCAPE SCHEDULE & DETAILS

DATE: 12.9.21

REVISIONS:

No.	Date	Notes
1.		
2.		
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SHEET NUMBER:

L-3

JOB #: 20005 DRAWN BY: LBR

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GENERAL NOTES:

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION. THIS SYSTEM SHALL BE CONNECTED TO WATER METER AND INSTALLED IN ACCORDANCE WITH GOVERNING CODE AND REQUIREMENTS. AN AS-BUILT OF THE INSTALLED SYSTEM SHALL BE PROVIDED UPON COMPLETION.

75% OF ALL CODE REQUIRED PLANTS SHALL BE NATIVE.

ALL TREES TO BE PROVIDED WITH BUBBLER.

ALL SHRUB RISERS TO BE POSITIONED AT THE BACK OF BEDS AWAY FROM PEDESTRIAN CIRCULATION.

COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR/OWNER.

WATER SOURCE: METERED WATER VERIFY ON SITE

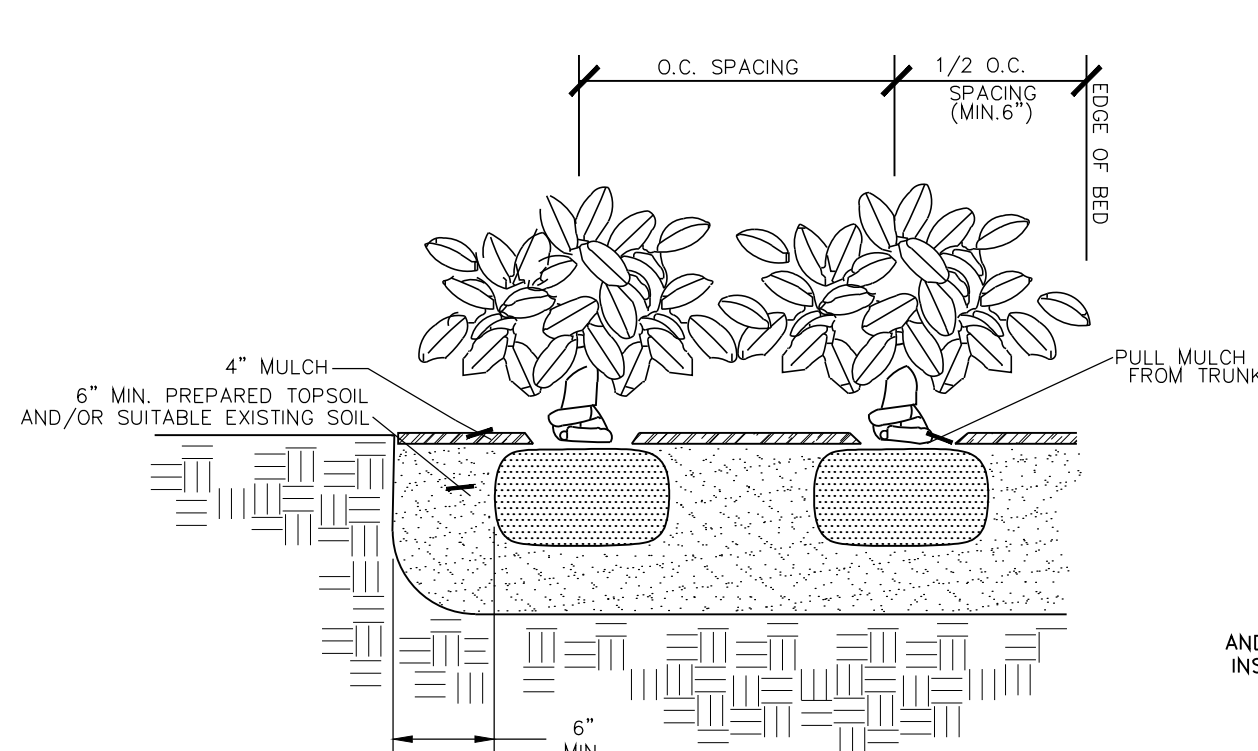
PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE WHERE SPECIFIED.

COORDINATE ALL MATERIAL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.

COORDINATE ALL SITE/PLAN DISCREPANCIES WITH LANDSCAPE ARCHITECT.

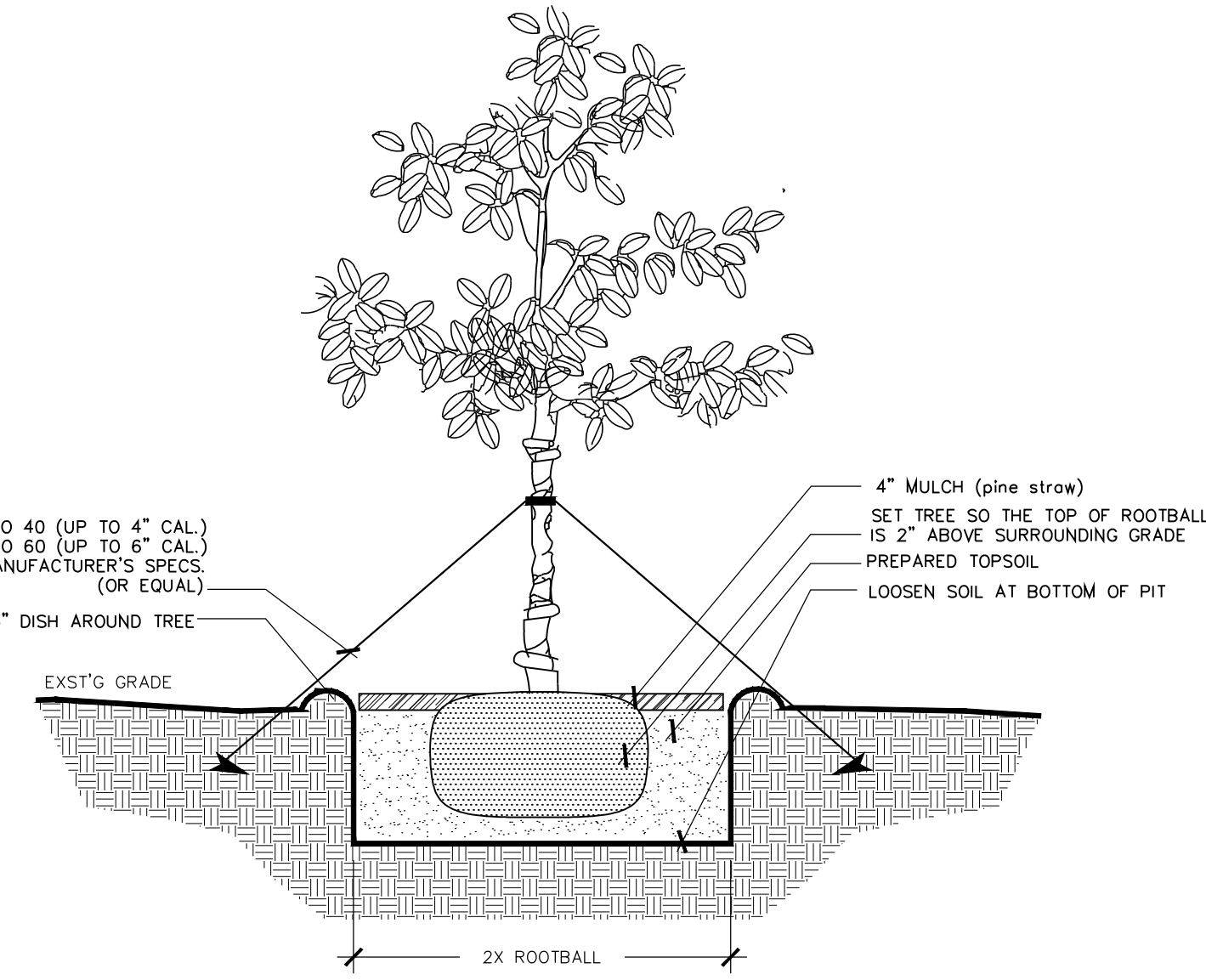
VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

SOIL GRADE ADJACENT TO HARDSCAPE TO BE 3" BELOW.



SHRUB PLANTING DETAIL

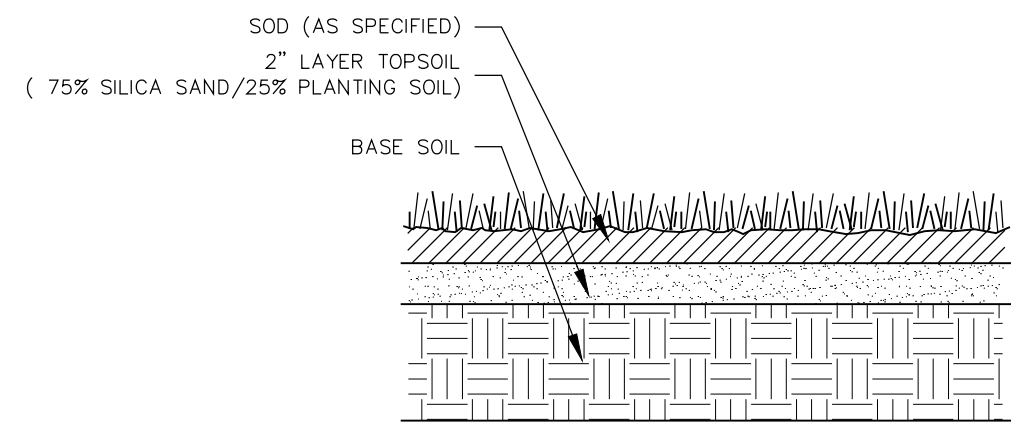
ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



TREE PLANTING DETAIL

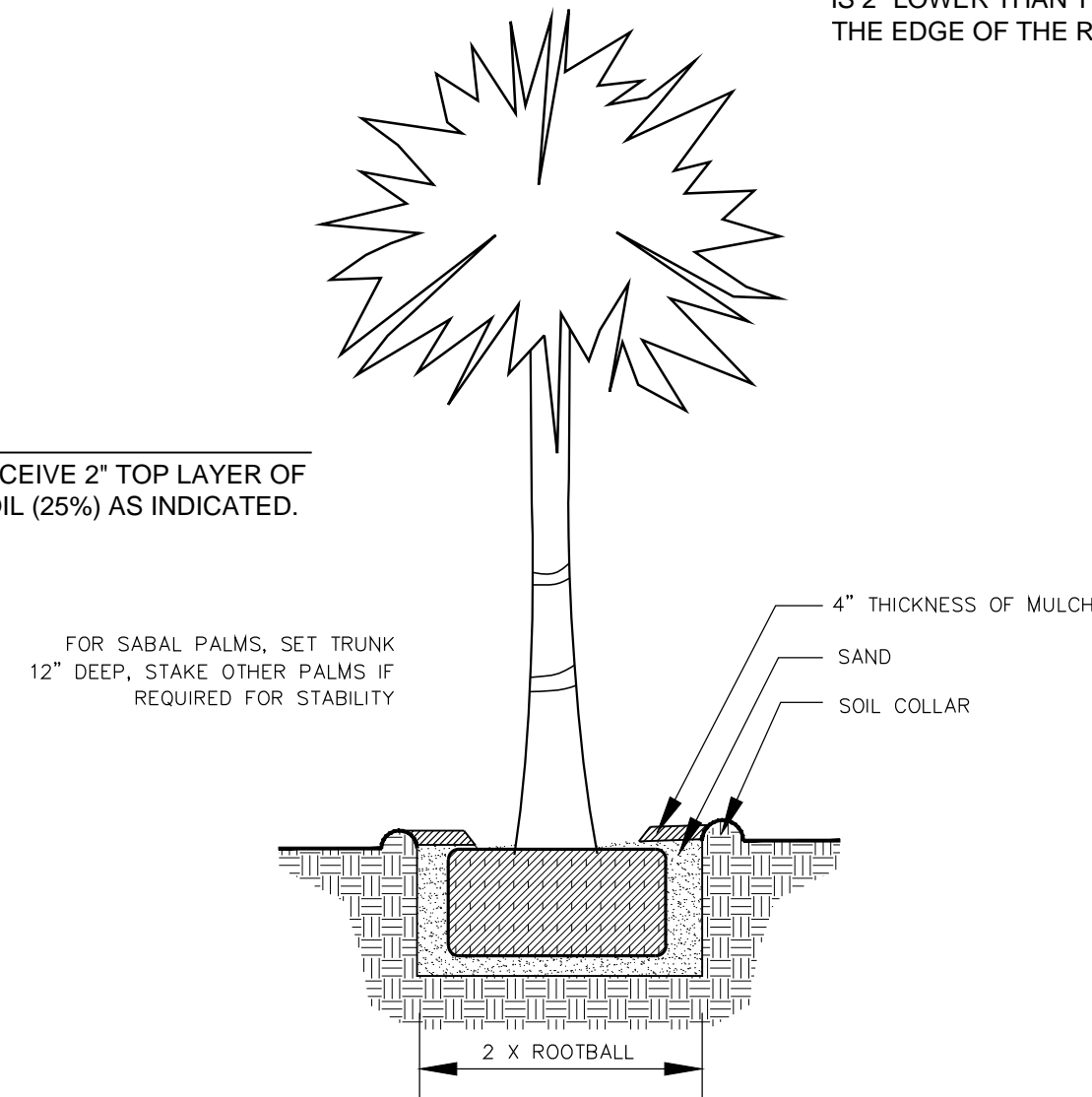
ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL. DO NOT MULCH ON TOP OF ROOTBALL.



SODDING DETAIL

ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND (75%) /PLANTING SOIL (25%) AS INDICATED.



PALM PLANTING DETAIL

GENERAL NOTES:

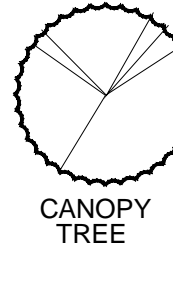
100% OF THE PLANT MATERIAL USED TO SATISFY LANDSCAPING REQUIREMENTS SHALL BE NATIVE and IN ACCORDANCE WITH SECTION 114-105.

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED IN COMPLIANCE WITH CoKW CODE.

ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 6" OF PLANTING SOIL AND MULCHED TO A DEPTH OF 4". ALL TREES SHALL BE PROPERLY GUYED OR STAKED AT TIME OF PLANTING.

Conceptual Planting Palette

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS						SHRUBS					
17 - Provided	SABAL PALM	Sabal palmetto	12'-18' cir. trnk.		FL #1 NATIVE	205 - Provided	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	KEY THATCH PALM	Thrinax morrisii	4-6' o.h.	FL #1	NATIVE		WILD COFFEE	Psychotria nervosa	3 gal., 24" -36" hgt./sprd.	FL #1	NATIVE
	FLA. THATCH PALM	Thrinax radiata	6" o.h.	FL #1	NATIVE		FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal. 14"-18" sprd./hgt.	FL #1	
	SAW PALMETTO	Serona repens 'Silver'	15 gal. 3' o.h.	FL #1	NATIVE		LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8' o.h.	FL #1	NATIVE		JAMAICA CAPER	Capparis cynophallophora	7 gal., 36" - 40" hgt./sprd.	FL #1	NATIVE
	ROYAL PALM	Roystonea elata	8' to 12' grey wood, Fat Trunks	FL #1	NATIVE		FIREBUSH	Hamelia patens	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
							DWARF FIREBUSH	Hamelia patens 'compacta'	3 gal., full	FL #1	NATIVE
							SPARTINA	Spartina bakerii	3 gal., full	FL #1	NATIVE
TREES						GROUNDCOVER					
13 - Provided	SPANISH LIME	Melicoccus bijugatus	3' cal., 12-14' o.h.	FL #1		1,200 - Provided	MUHLI GRASS	Muhlenbergia capillaris	1 gal., full	FL #1	NATIVE
	MAHOGANY	Sweetenia mahogani	4' cal., 14-16' o.h.	FL #1	NATIVE		WART FERN	Microsorium scolopendrum	3 gal., full	FL #1	NATIVE
	WILD TAMARIND	Lysiloma latiliquum	4' cal., 12-14' o.h.	FL #1	NATIVE		GOLDEN CREEPER	Ernodea littoralis	1 gal., full	FL #1	NATIVE
	PIDGON PLUM	Coccoloba diversifolia	3' cal., 12-14' o.h.	FL #1	NATIVE		SILVER LOVE GRASS	Eragrostis elliptioti	1 gal., full	FL #1	NATIVE
	GUMBO LIMBO	Bursera simaruba	4' cal., 14-16' o.h.	FL #1	NATIVE		SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE
	GREEN BUTTONWOOD	Conocarpus erectus	4' cal., 12-14' o.h.	FL #1	NATIVE		TICKSEED	Coreopsis ssp 'Dwarf'	1 gal., full	FL #1	NATIVE
	SILVER BUTTONWOOD	Silver buttonwood	2' cal. 10'-12' o.h.	FL #1	NATIVE						
	PARADISE TREE	Simarouba glauca	3' cal., 12-14' o.h.	FL #1	NATIVE		ST. AUGUSTINE SOD or Preferred Species				
	CINNAMON BARK	Canella Winterana	1.5' cal. 6'-8' o.h.	FL #1	NATIVE						
	ROYAL POINCIANA	Delonix regia	3' cal. 12-14' o.h.	FL #1	NATIVE						
UNDERSTORY											
11 - Provided	LIGNUM VITAE	Guaiacum sanctum	1.5' cal. 6'-8' o.h.	FL #1	NATIVE						
	CRABWOOD	Gymnathes lucida	1.5' cal. 6'-8' o.h.	FL #1	NATIVE						
	SATINWOOD	Zanthoxylum flavum	1.5' cal. 6'-8' o.h.	FL #1	NATIVE						
	SIMPSON STOPPER	Myrianthes fragrans	1.5' cal. 6'-8' o.h.	FL #1	NATIVE						
	RED STOPPER	Eugenia rhombea	1' cal. 5-6 o.h.	FL #1	NATIVE						

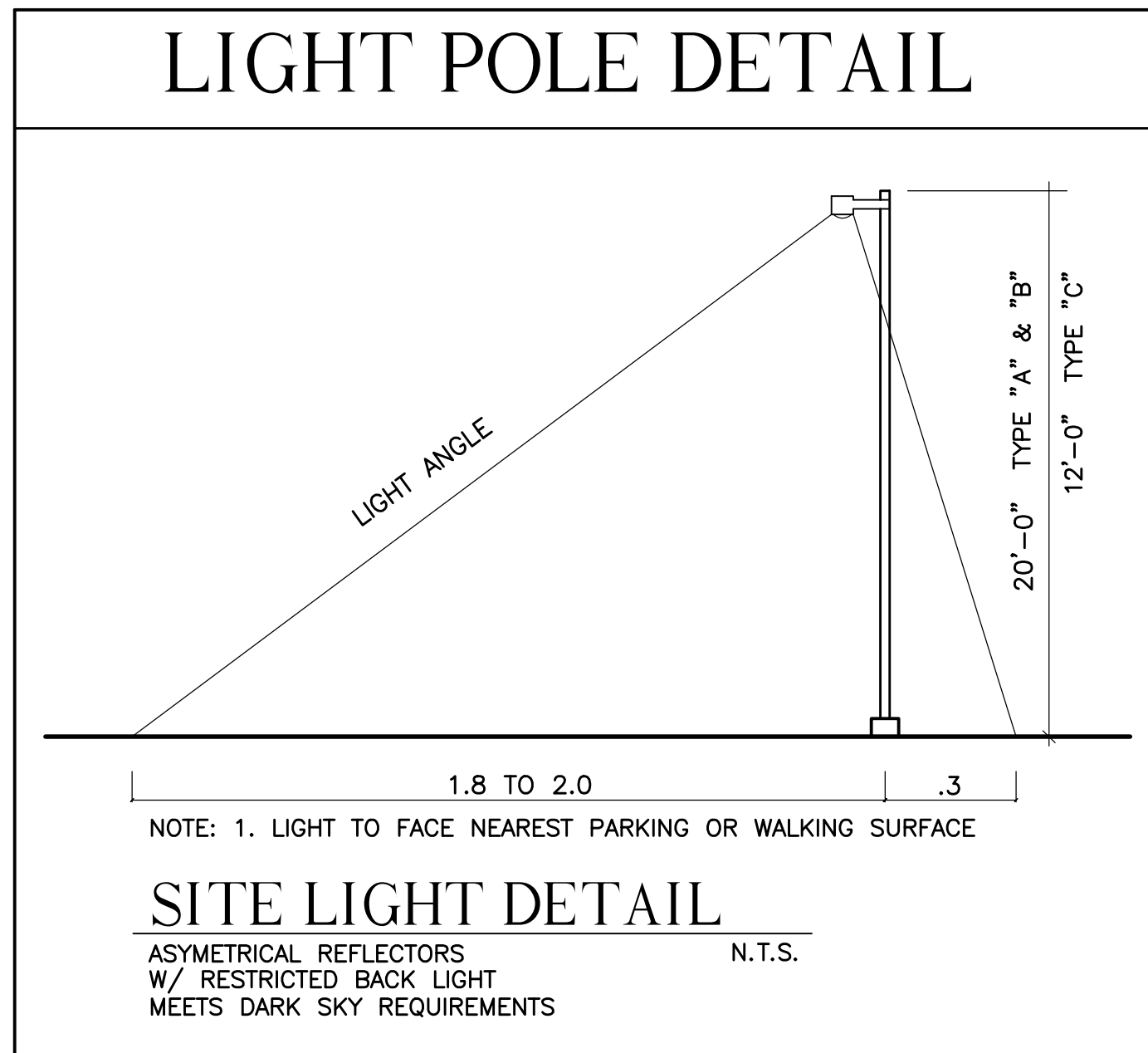
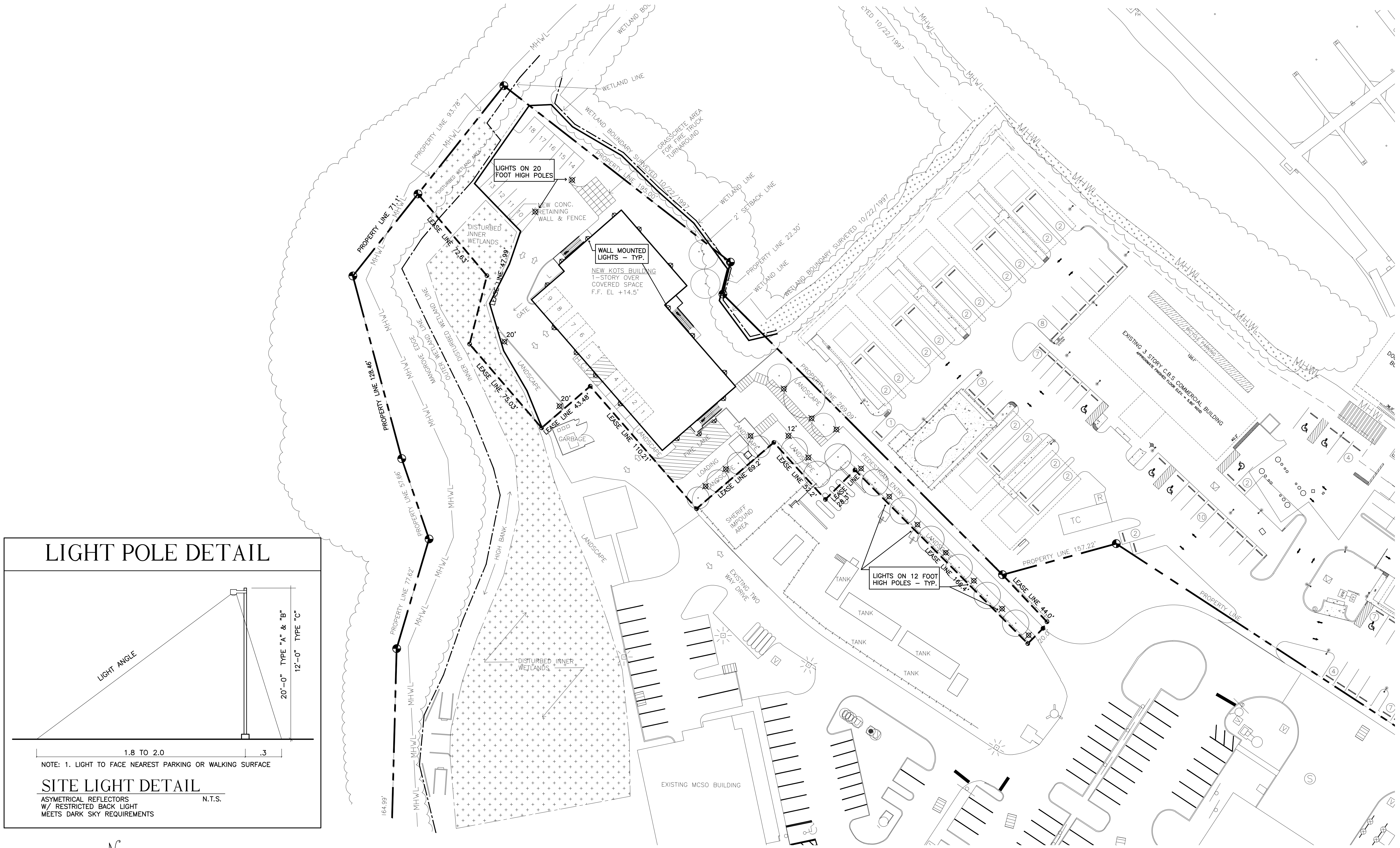


SEAL

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11-04-2021 D.R.C.
11-30-2021 REV A

REVISIONS

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CAB
PROJECT
NUMBER
2023

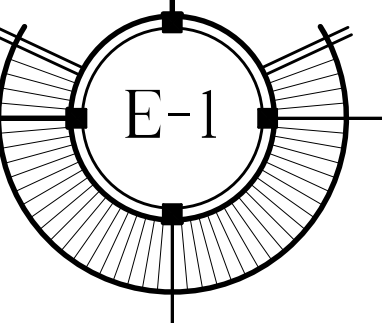


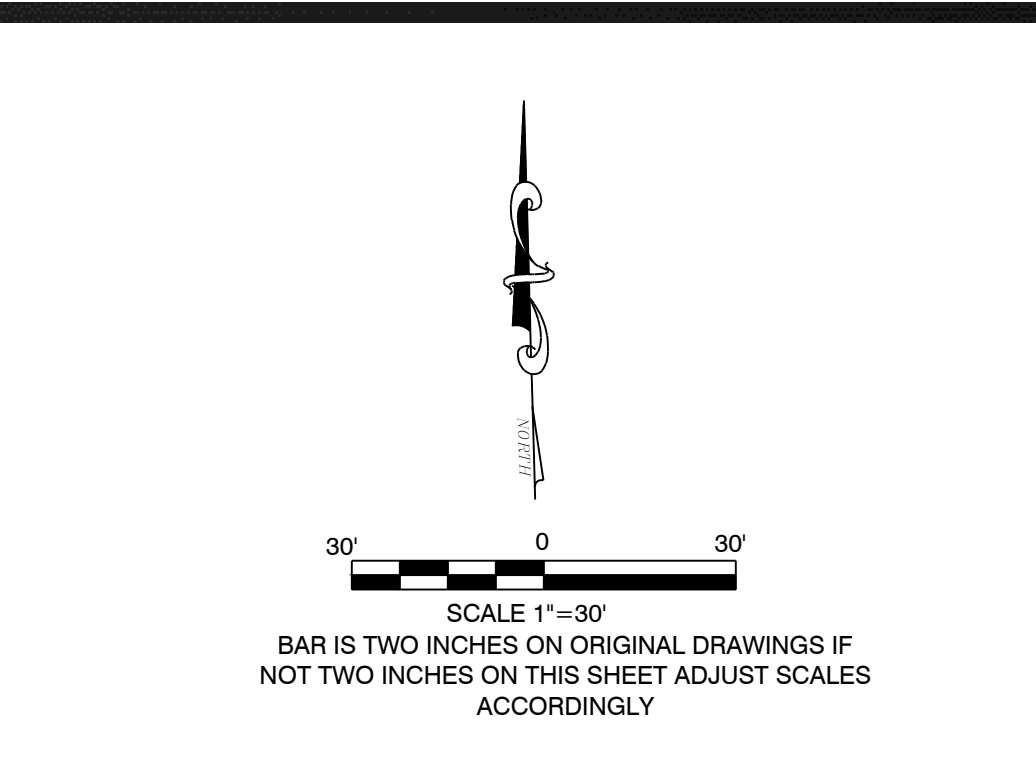
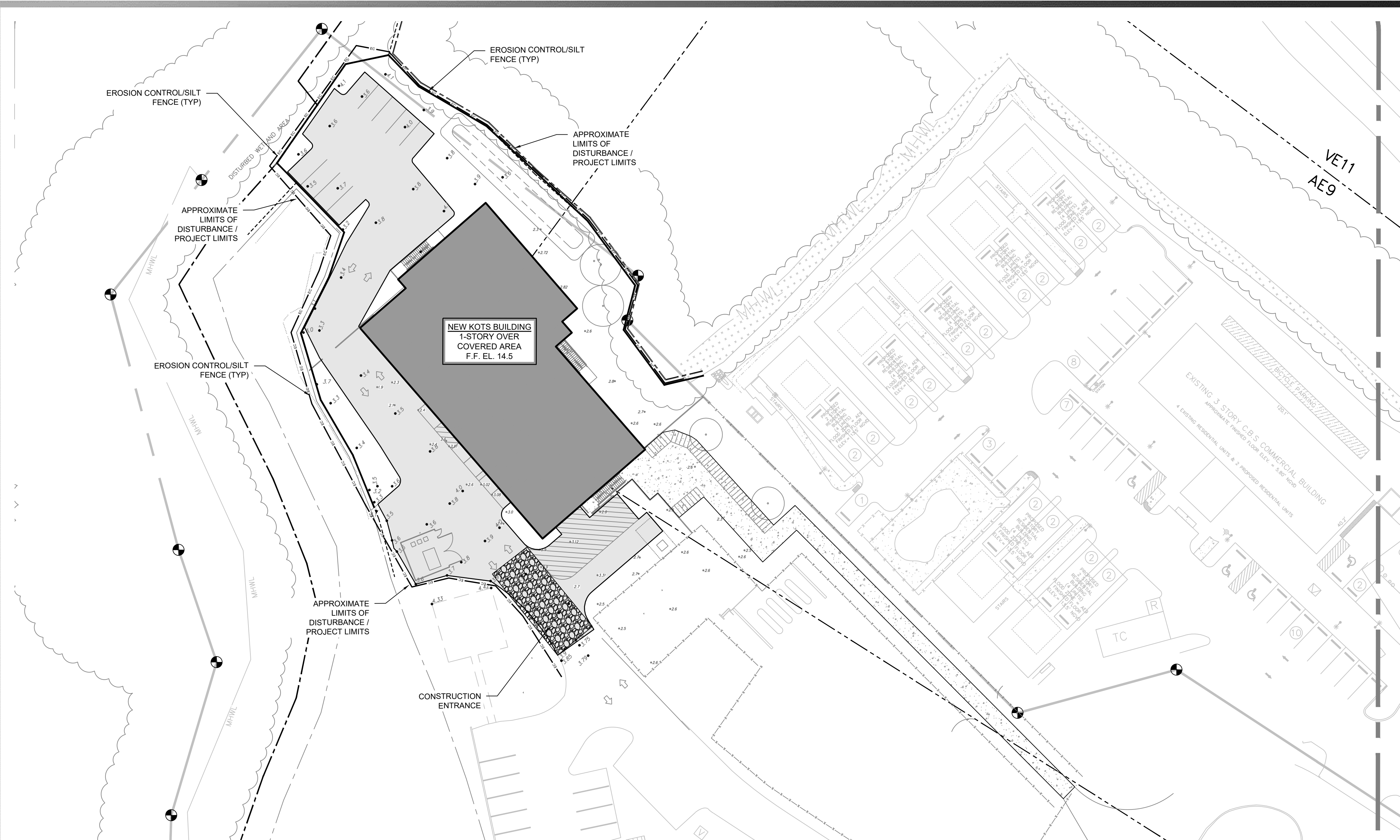
PROPOSED PARTIAL SITE LIGHTING PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY AVIRON & ASSOCIATES DATED ON 05-06-19.

SCALE: 1"=30'-0"

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA





SWPPP GENERAL NOTES

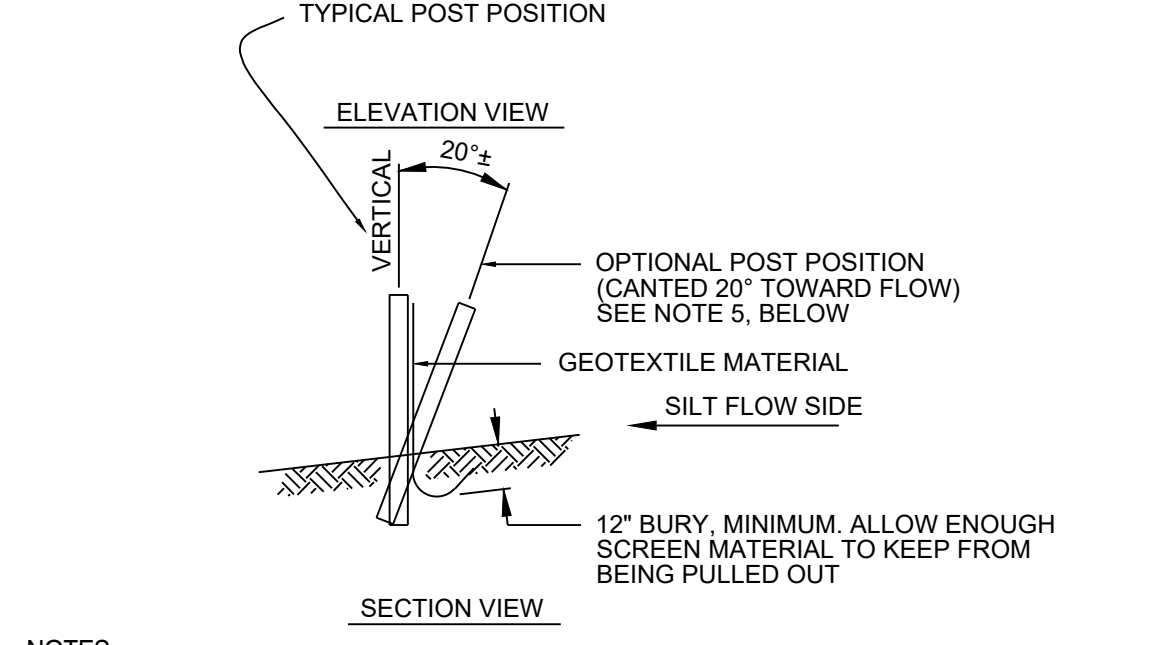
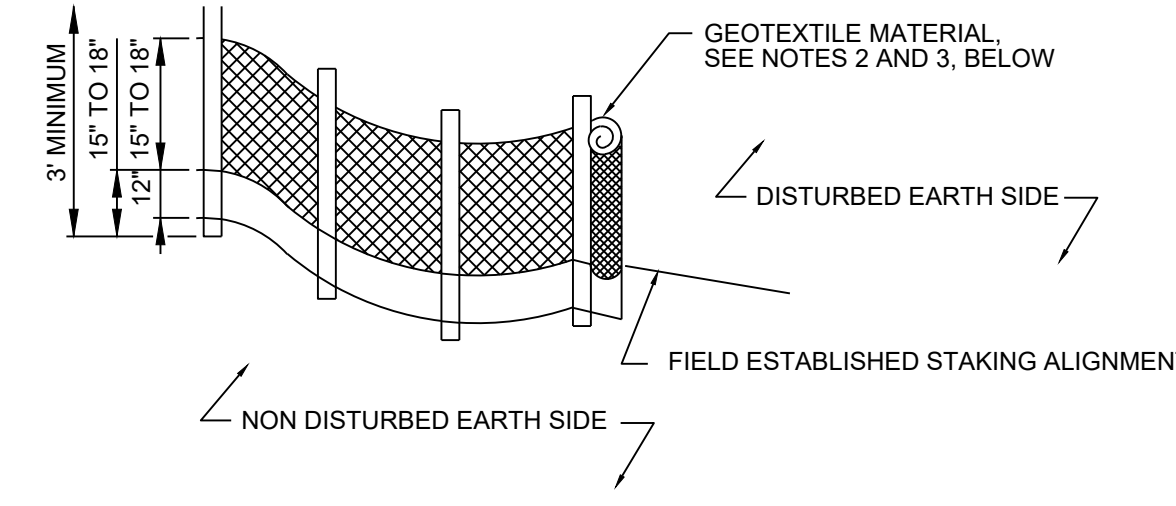
- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECT TO SOIL DISTURBANCE.
- THE ATTACHED BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE SWPPP.
- THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, DEP FORM 62-621.300(4)(B)," ALSO KNOWN AS NOTICE OF INTENT OR NOI, TO THE DEPARTMENT, AND SUBMIT THE PERMIT FEE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION.
- ANY ITEMS LISTED UNDER THE ABOVE REFERENCED KEYNOTES AS "CONTRACTOR TO LOCATE" SHALL BE DETERMINED BY CONTRACTOR IN ACCORDANCE WITH APPLICABLE CONSTRUCTION SCHEDULING.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.

REVISIONS:

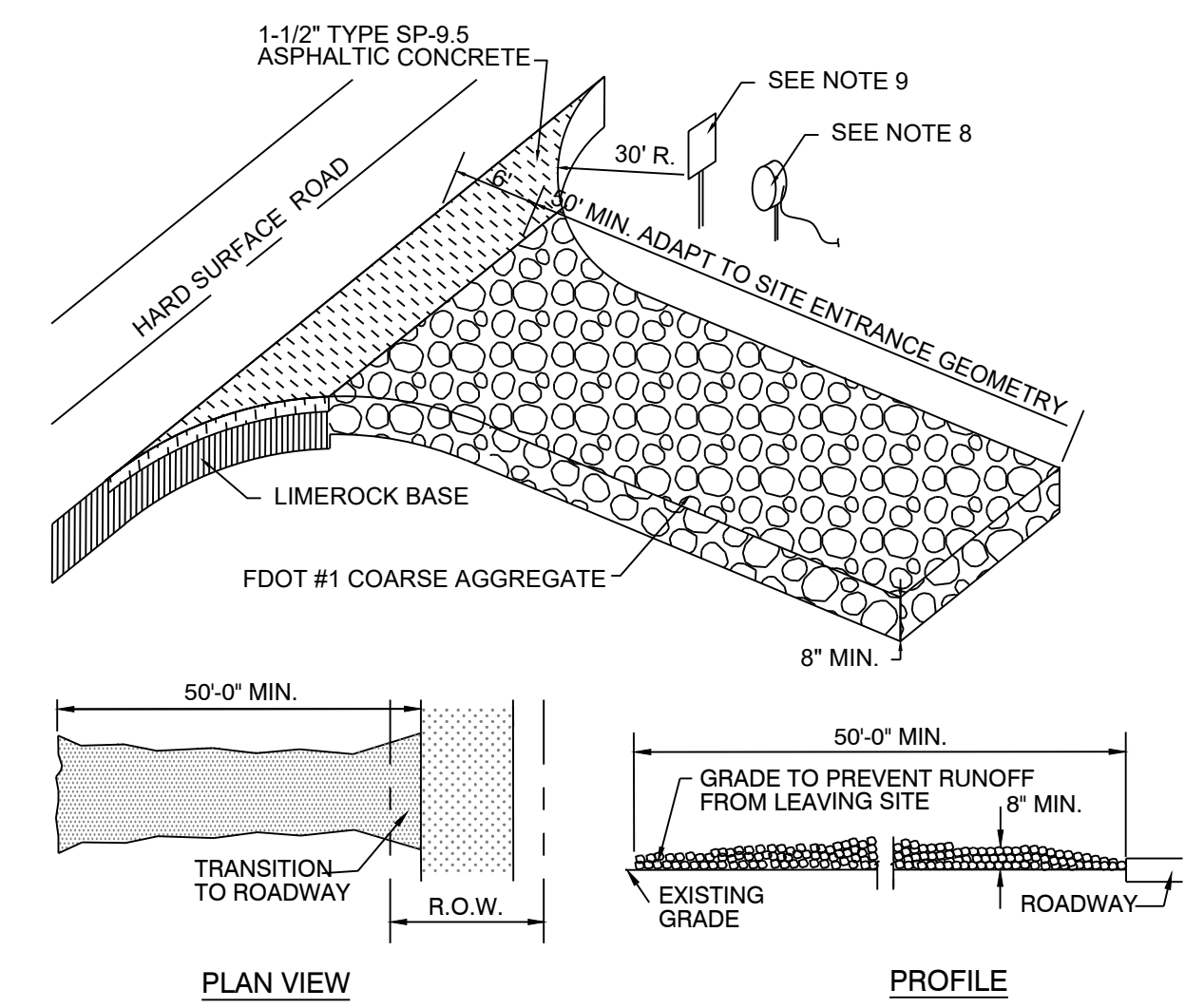
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EROSION CONTROL NOTES

- EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
- FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 985, FDOT SPECIFICATION.
- CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
- BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT INDEX NO. 103.
- SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
- PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
- EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.
- DURING CONSTRUCTION, THE CONTRACTOR WILL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREA THAT HAVE BEEN CLEARED (INCLUDING AREAS OF CONCRETE AND PAVEMENT REMOVAL) AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH). ALSO, ALL SIDE SLOPES SHALL BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS DURING WET SEASON AND 14 DAYS DURING THE DRY SEASON.
- ALL SURFACE WATER DISCHARGE FROM SITE, INCLUDING DEWATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 29 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLAND.
- IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE. ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE APPROVED BY THE CITY AND SFWMD COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.



- NOTES:**
- POST: 2"x2" WOOD, P.T. OR 2-1/2"x3" STEEL AT 6' CENTERS, MAXIMUM.
 - GEOTEXTILE: GRAB TENSILE AT 90 LBS. TRAPEZOIDAL TEAR AT 35 LBS., MULLEN BURST AT 180 PSI.
 - GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
 - ALSO SEE FDOT INDEX 199 "GEOTEXTILE CRITERIA" EROSION CLASS.
 - OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

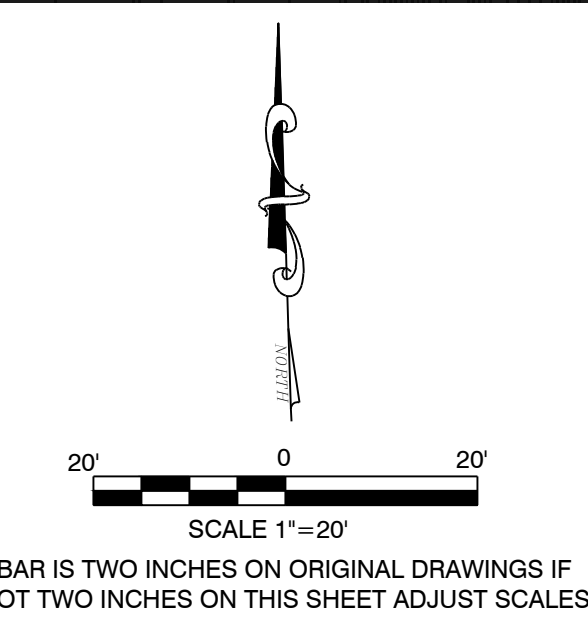
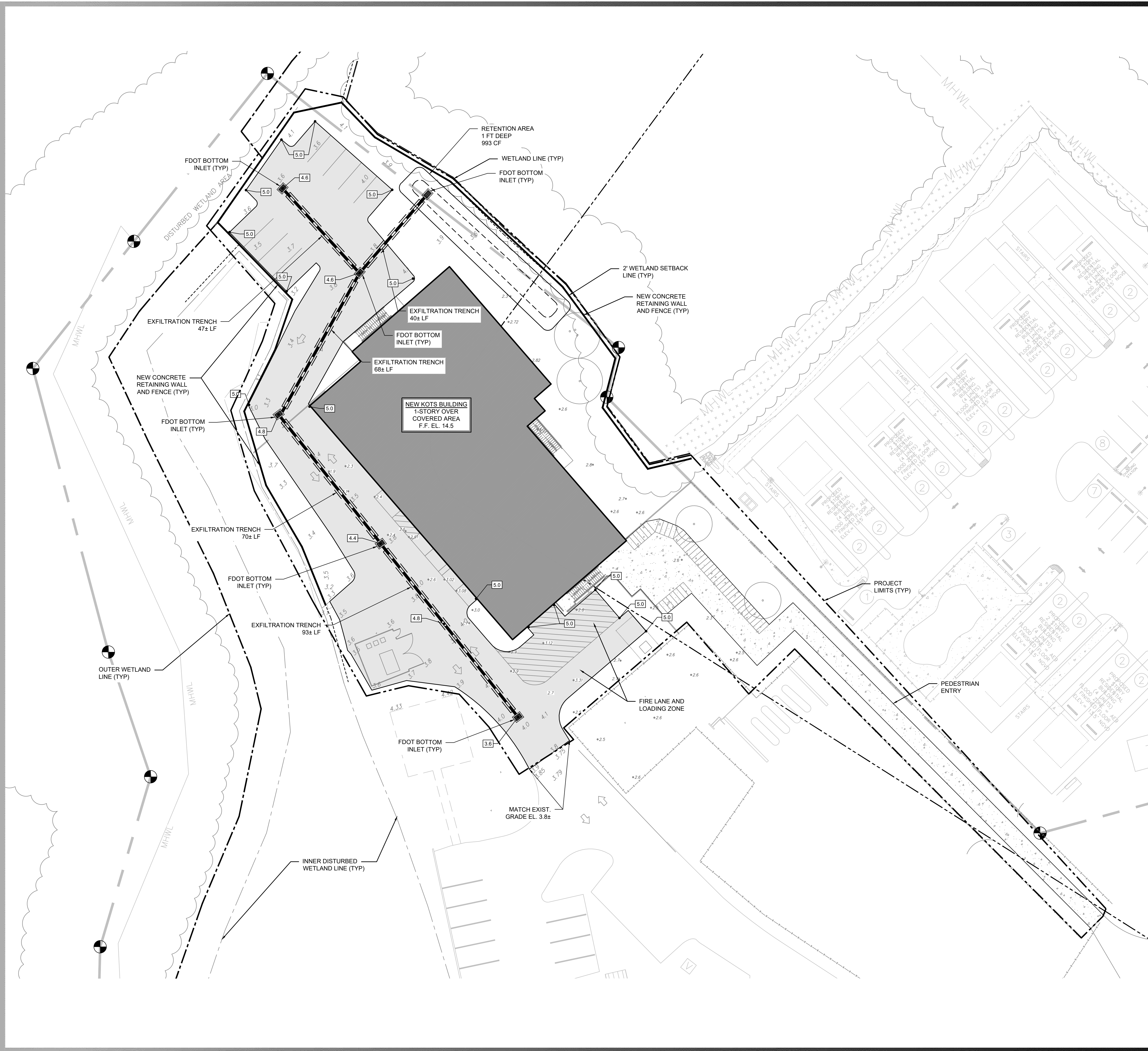


- NOTES:**
- STONE SIZE- 3 TO 5 INCH OPEN GRADED ROCK.
 - LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 - THICKNESS- NOT LESS THAN 8 INCHES.
 - WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - WASHING OF ALL VEHICLE UNDERCARRIAGE, WHEEL WELLS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
 - MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 - DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 - PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPIGOT AT EACH DESIGNATED CONSTRUCTION EXIT.
 - PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
 - ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.

1 Staked Silt Barrier Detail
NTS

2 GRAVEL CONSTRUCTION ENTRANCE
NTS

PRELIMINARY - NOT FOR CONSTRUCTION



Water Quantity Calculations - 25yr/72hr Design Storm				
<i>Water Quantity - Predevelopment</i>				
Total basin Area	1.022	ac	44,521	sf
Pervious Area	0.731	ac	31,839	sf
Impervious Area	0.291	ac	12,682	sf
% Impervious	28.49%			
Rainfall for 25yr/24hr event	P ₂₄ = 9	in		
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in		
Depth to Water Table	2.5	ft		
Predeveloped Available Storage	4.55	in		
Soil Storage	S = 3.25	in		
Q _{pre} = (P - 0.25)²	Q _{pre} = 9.04	in		
(P + 0.85)				
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72h} = 9.24	ac-in		
<i>Water Quantity - Postdevelopment</i>				
Project Area	A = 1.022	ac	44,521	sf
Pervious Area	0.392	ac	17,059	sf
Impervious Area	0.630	ac	27,462	sf
% Impervious	61.7%			
Rainfall for 25yr/24hr event	P ₂₄ = 9	in		
Rainfall for 25yr/3day event	P ₇₂ = 12.23	in		
Depth to Water Table	2.5	ft		
Developed Available Storage	3.4	in		
Soil Storage	S = 1.30	in		
Q _{post} = (P - 0.25)²	Q _{post} = 10.80	in		
(P + 0.85)				
Runoff Volume from 25 year/ 3 day storm	V _{25yr/72h} = 11.03	ac-in		
<i>Postdevelopment - Predevelopment</i>				
Q _{pre-post} = Q _{post} - Q _{pre}	Q _{pre-post} = 1.76	in		
Pre/Post Volume = Q _{pre-post} × A	V _{pre-post} = 1.79	ac-in		

Water Quality Calculations				
<i>Water Quality</i>				
Project Area	1.022	ac	44,521	sf
Surface Water	0.000	ac	0	sf
Roof Area	0.243	ac	10,591	sf
Pavement/Walkways	0.387	ac	16,871	sf
Pervious area	0.392	ac	17,059	sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.387	ac	16,871	sf
% Impervious for Water Quality	38%			
A) One inch of runoff from project area	1.022	ac-in		
B) 2.5 inches times percent impervious (2.5 x percent impervious x site area - surface water)	0.968	ac-in		
Total Treatment Volume Required	1.022	ac-in	3,710	cf
Pond Volume Provided	0.209	ac-in	759	cf
Exfiltration Volume Provided	1.056	ac-in	3,835	cf
Total Volume Provided	1.265	ac-in	4,594	cf

Exfiltration Trench Design			
Required trench length (L) =	$\frac{V}{K(2H^2Du - Du^2 + 2H^2Ds) + 1.39 \times 10^{-4}(W)(Du)}$		
Assumed Hydraulic Conductivity, K =	0.0000633		
H =	2.5	ft	
W =	5	ft	
Du =	1	ft	
Ds =	7.5	ft	
Volume of Trench, V =	1.056	ac-in	
Trench Length Provided =	318	FT	

NOTE: EXFILTRATION TRENCH CALCULATIONS ARE BASED ON AN ASSUMED HYDRAULIC CONDUCTIVITY VALUE

NOTE: CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF DRAINS/RUNOFF TO NEW STORMWATER MANAGEMENT SYSTEM

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

1010 E. Key West Blvd., Suite 202
 Key West, Florida 33040
 Tel: (305) 293-9440

PEREZ ENGINEERING & DEVELOPMENT, INC.
 CERTIFICATE OF AUTHORIZATION No. 8579

ALLEN E. PEREZ, P.E.
 Florida P.E. NO. 51468
 December 7, 2021

ORIGINAL: DECEMBER 2021

REVISIONS:

1	
2	
3	
4	
5	
6	

WILLIAM HORN ARCHITECT
 915 EATON STREET
 KEY WEST, FL. 33040

KOTS
 5537 COLLEGE ROAD
 KEY WEST, FL. 33040

CONCEPTUAL GRADING AND DRAINAGE PLAN

JOB NO. 211051
 DRAWN AEP
 DESIGNED AEP
 CHECKED AEP

SHEET C-200

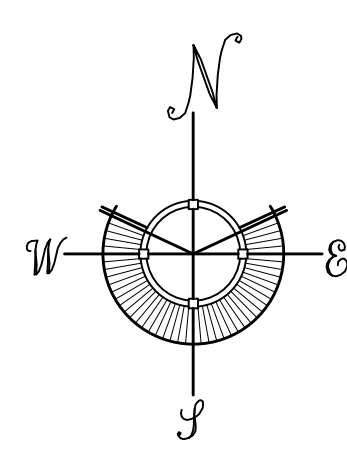
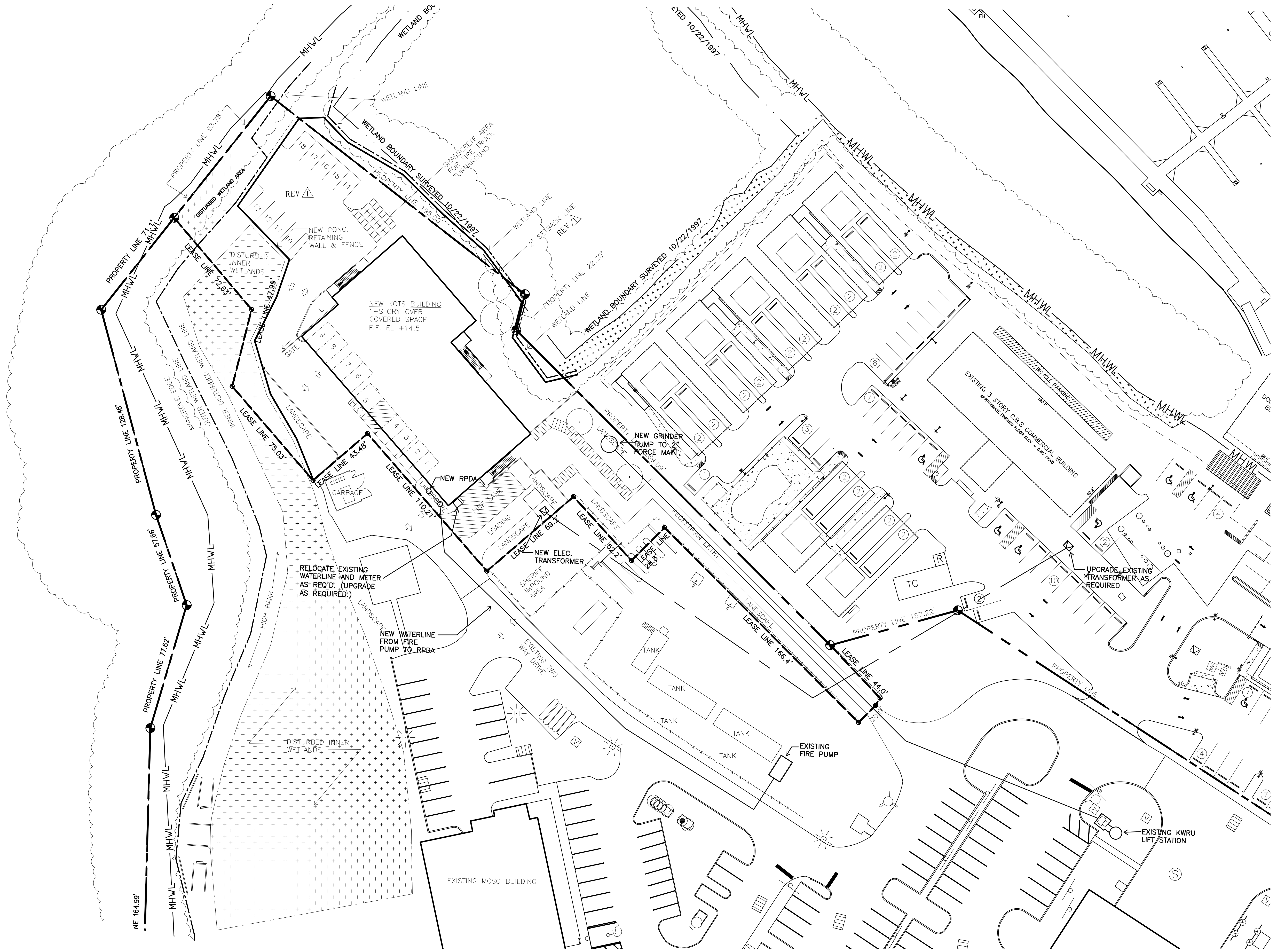
PRELIMINARY - NOT FOR CONSTRUCTION

SEAL

DATE
11-04-2021 D.R.C.
11-30-2021 REV A

REVISIONS

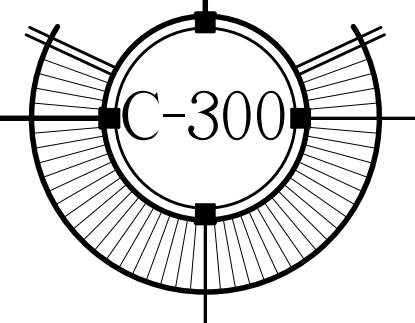
DRAWN BY
EMA
JFS
CAB
PROJECT
NUMBER
2023



PROPOSED PARTIAL SITE UTILITY PLAN (LEASE AREA)

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY AVIRON & ASSOCIATES DATED ON 05-06-19. SCALE: 1"=30'-0"

KEYS OVERNIGHT TEMPORARY SHELTER (KOTS)
5537 COLLEGE ROAD
KEY WEST, FLORIDA



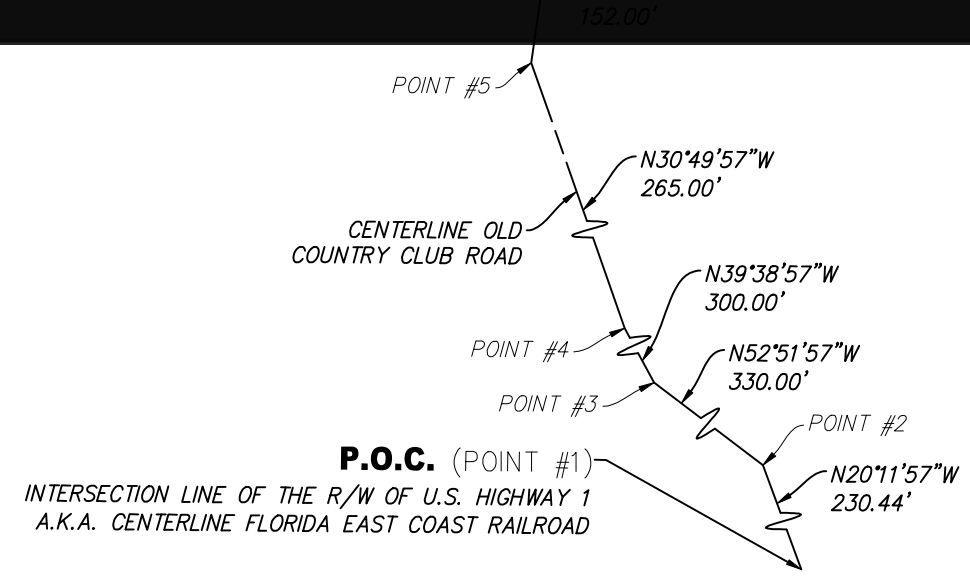


SURVEYOR'S REPORT: not valid without the signature and the original seal of a Florida licensed surveyor and mapper. The subject property has been provided. It is possible that there are Deeds, Easements, or other recorded instruments which may affect the subject property.

AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 002 BOCA RATON, FLORIDA 33432

- IRRIGATION CONTROL BOX
IRRIGATION CONTROL VALVE
METAL LIGHT POLE
MONITORING WELL

TIDAL BENCHMARKS
BENCHMARK #1 (AS SHOWN)
ELEVATION = 4.73 (NGVD 1929)
N: 89362.67
E: 406996.35



I HEREBY CERTIFY that the attached Boundary and Tidal Water Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction.

Signature of Keith M. Chee-A-Tow

Digitally signed by Keith M. Chee-A-Tow, P.L.S.
Date: 2021.04.23 15:15:33 -04'00'

KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
E-MAIL: keith@aviromsurvey.com

within Flood Zones AE (El 10 Feet) as shown on the Federal Emergency Management Agency (FEMA) MAR Number 15-04-0697P, Community Number 125129, dated 08/20/2015.
The subject property has been provided. It is possible that there are Deeds, Easements, or other recorded instruments which may affect the subject property.

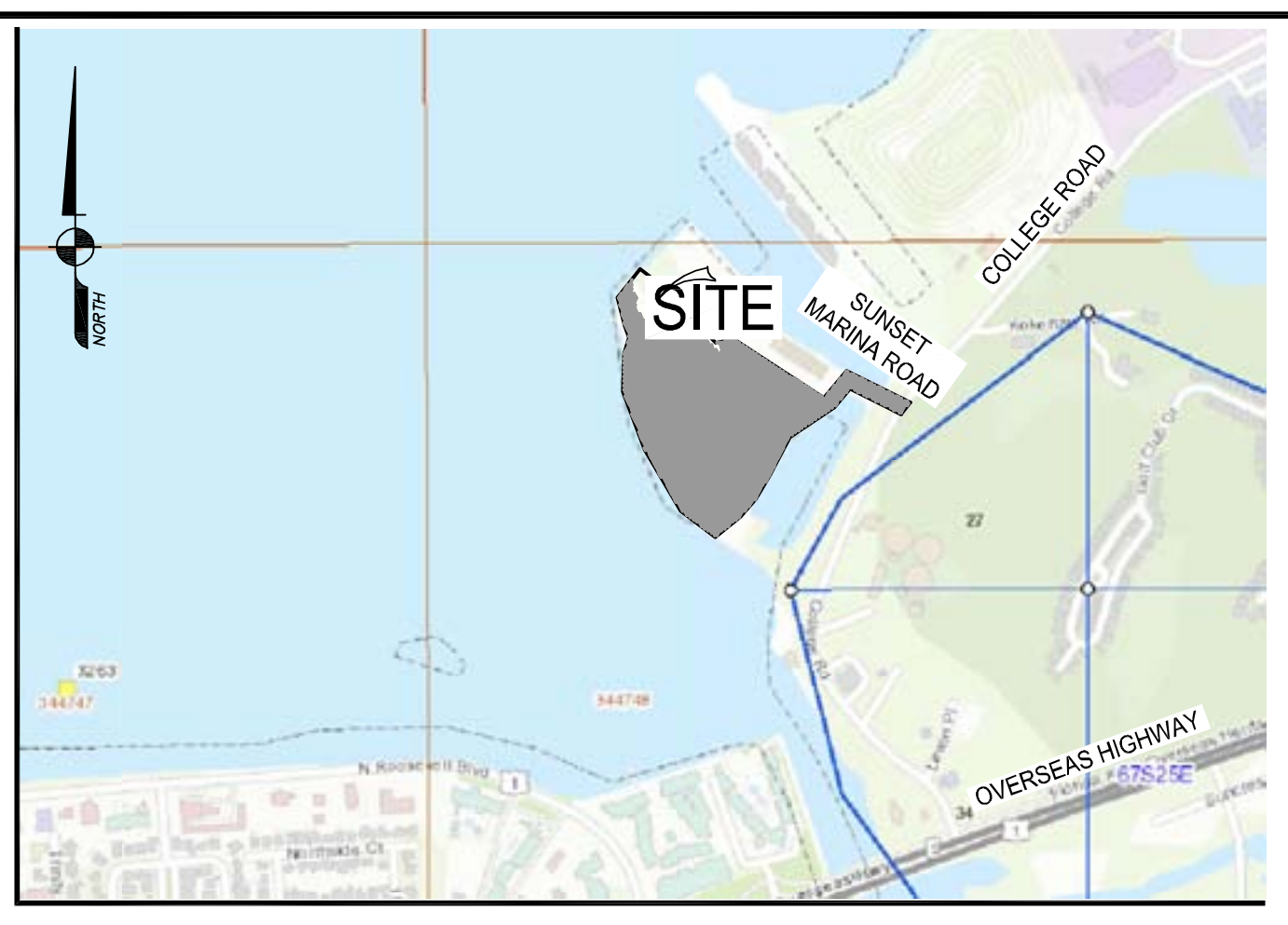
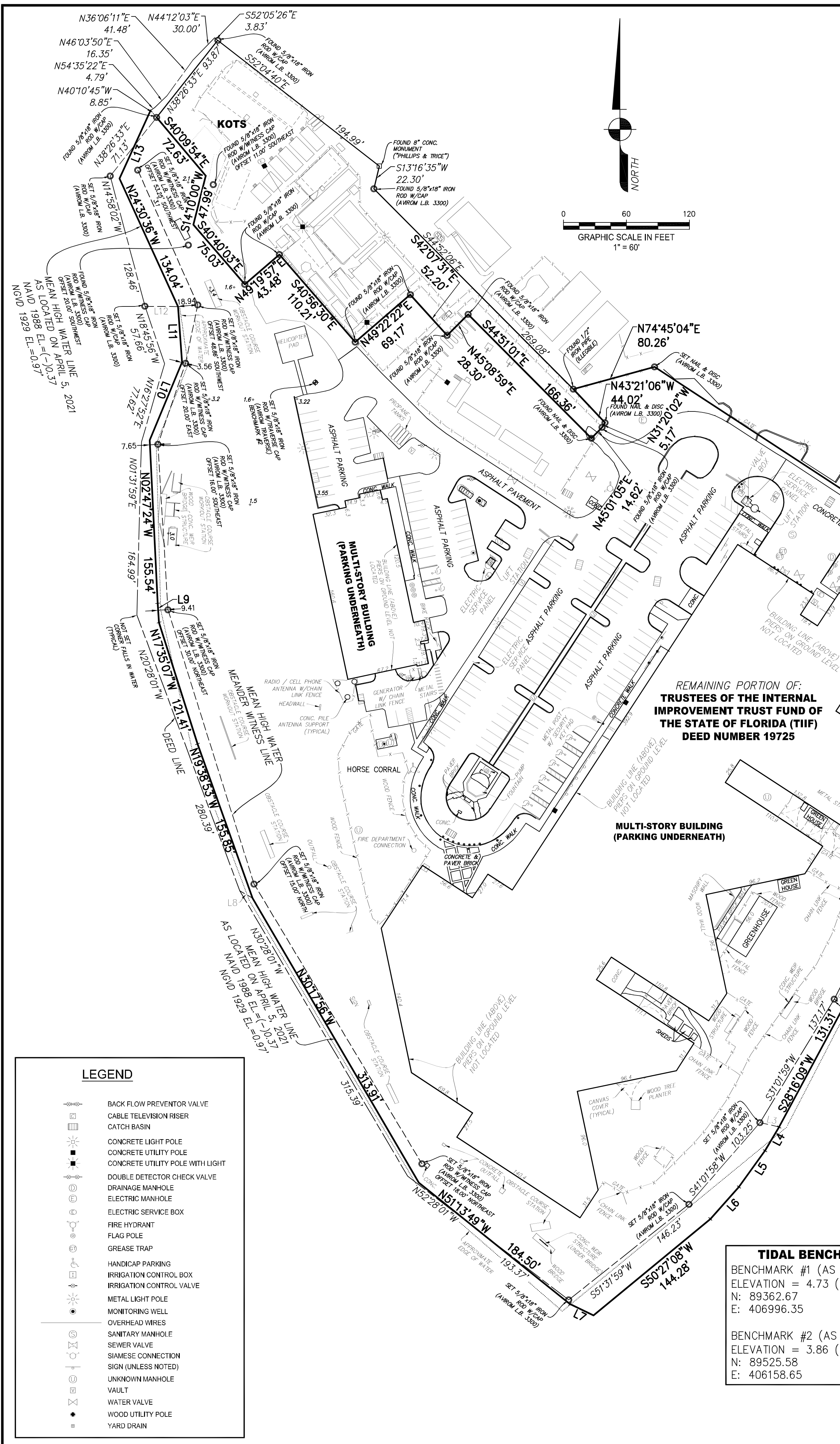
LAND DESCRIPTION:

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the center line of the right of way of U.S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 16, 1990, said intersection being known as Point #1 and having coordinates of N=86899.70' & E=251292.83' based in the Mercator Projection for the East Zone of Florida; and run thence North 20°11'57" West (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N=87205.96' & E=251213.26'); thence North 52°51'57" West along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N=87405.18' & E=250950.18'); thence North 39°38'57" West along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N=87636.17' & E=250758.75'); thence North 30°49'57" West along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N=87863.72' & E=250622.93'); thence North 03°33'57" West along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N=88015.42' & E=250613.48'); thence North 19°47'03" East along the center line of the OCCR for a distance of 122.56' to Point #7 (N=88130.75' & E=250654.96'); thence North 60°20'57" West for a distance of 200.00 feet to Point #8 (N=88229.69' & E=250481.15'); and the Southeastly corner of the lands described in the said TIIF Deed No. 19725; thence North 29°39'03" East along the Southeastly boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 962.72 feet to Point #9 (N=89066.35' & E=250957.42') and the Point of Beginning of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence North 63°32'06" West for a distance of 206.48 feet to Point #10 (N=89158.37' & E=250772.57'); thence South 40°23' 19.5" West for a distance of 108.08 feet to Point #11 (N=89076.04' & E=250702.54'); thence South 56°13'32" West for a distance of 241.24 feet to Point #12 (N=88941.93' & E=250502.01') and the approximate Mean High Tide Lien of Florida Bay (MHTL); thence South 27°02'03" West and along the said MHTL for a distance of 179.70 feet to Point #13 (N=88781.87' & E=250420.33'); thence South 31°02'03" West and along the said MHTL for a distance of 137.17 feet to Point #14 (N=88664.33' & E=250349.62'); thence South 41°02'02" West and along the said MHTL for a distance of 103.25 feet to Point #15 (N=88586.44' & E=250281.83'); thence South 51°32'03" West and along the said MHTL for a distance of 146.23 feet to Point #16 (N=88495.48' & E=250167.33'); thence North 52°27'57" West and along the said MHTL for a distance of 193.38 feet to Point #17 (N=88613.29' & E=250013.99); thence North 30°27'57" West and along the said MHTL for a distance of 315.40 feet to Point #18 (N=88885.14' & E=249854.07); thence North 20°27'57" West and along the said MHTL for a distance of 280.40 feet to Point #19 (N=8914.84' & E=249756.03); thence North 01°32'03" E along the said MHTL for a distance of 165.00 feet to Point #20 (N=89312.78' & E=249760.45); thence North 16°27'56" East and along the said MHTL for a distance of 77.62 feet to Point #21 (N=89387.22' & E=249782.45); thence North 18°45'51" West and along the said MHTL for a distance of 57.65 feet to Point #22 (N=89441.81' & E=249763.91); thence North 14°57'57.5" West and along the said MHTL for a distance of 128.46 feet to Point #23 (N=89565.90' & E=249730.73); thence North 38°26'33" East and along the said MHTL for a distance of 165.00 feet to Point #24 (N=89695.14' & E=249833.32); thence South 52°04'36" East for a distance of 195.00 feet to Point #25 (N=89575.29' & E=2499987.14') and a concrete monument; thence South 13°16'39" West for a distance of 22.30 feet to Point #26 (N=89553.59' & E=249982.02') and a concrete monument; thence South 44°52'02" East for a distance of 269.09 feet to Point #27 (N=89362.88' & E=250171.86') and a concrete monument; thence North 74°46'08" East for a distance of 80.26 feet to Point #28 (N=89383.96' & E=250249.30') and a concrete monument; thence South 56°50'29" East for a distance of 483.59 feet to Point #29 (N=89119.46' & E=250654.14') and a concrete monument; thence North 40°23'19" East for a distance of 157.23 feet to Point #30 (N=899239.22' & E=250756.02') and a concrete monument; 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Table with columns: SCALE (1"=60'), DATE (04/08/2021), BY (W.R.E.), CHECKED (K.M.C.), F.B. (1792), PG. (70-75), SHEET (1 OF 2), JOB # (11227-5). Includes a table for REVISIONS and a table for CKD REVISIONS.

BOUNDARY AND TIDAL WATER SURVEY
A PARCEL OF LAND IN
SECTION 27, TOWNSHIP 67 SOUTH, RANGE 25 EAST
DESCRIBED IN
(O.R.B. 1490, PAGE 291, M.C.R.)
MONROE COUNTY, FLORIDA



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida licensed surveyor and mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. Unless noted on the drawing, ALL measured bearings and distances correspond with the record bearing and distances and the differences, if any, are considered de minimis.
4. No underground improvement were located.
5. The property described hereon lies within Flood Zones AE (El 10 Feet) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) LOMAR Number 15-04-0697P, Community Number 125129, dated 08/20/2015.
6. a. Bearings shown hereon are referenced to Grid North, based on the 2011 Adjustment of the North American Datum of 1983, NAD 83 (2011) Epoch 2010.00 of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone.
b. The Grid coordinates shown hereon are based on the North American Datum of 1983, adjustment of 2011 (NAD 83/2011) Epoch 2010.00, of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone established by a Real-time Network (RTN) GPS Control Survey which is certified to a 2 centimeter local accuracy.
c. Ties were made to National Geodetic Control Point "872 4572 F TIDAL" (PID AA1629).
d. Method: Wide Area Continuously Operating GPS Reference Station Network
e. Equipment Used: Leica GS18 LTE & UHF Performance Smart Antenna, Serial Numbers 3602394(Dual Frequency Receivers)
f. Processing Software: Leica Infinity, Version 3.1.0.3188
7. Elevations shown hereon are based on the North Geodetic Vertical Datum of 1929. To convert elevations from NGVD 29 to NAVD 88, add algebraically, (-) 1.34 feet to the elevation. Conversion factor was derived from the National Geodetic Survey (NGS) Data Recovery Sheet for Station "872 4572 F TIDAL" (PID AA1629).
8. Benchmark Description: National Geodetic Survey Station Designation "872 4572 F TIDAL" (PID AA1629). Elevation=10.05 feet (NGVD 1929). Elevation=8.71 feet (NAVD 1988).
9. The Mean High Water Survey depicted hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File _____
(a) Mean High Water Elevation is (-) 0.37 feet, NAVD 1988, as located on February 15, 2021.
(b) The Mean High Water Elevation as shown hereon was established by the extension of tidal data from Tidal Station 3263, which was obtained from the Florida Department of Environmental Protection Bureau of Survey and Mapping.
10. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'.
11. The Retention Pond within the subject property is non-tidal in nature with the flow of water restricted by a control structure located along the west boundary of the Parent Tract.
12. Abbreviation Legend: A/C = Air Conditioner; ASPH. = Asphalt; B.M. = Benchmark; BLDG = Building; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; FF = Finished Floor; I.R. = Iron Rod; L.B. = Licensed Business; NAVD = North American Vertical Datum of 1988; NGVD = National Geodetic Vertical Datum of 1929; P = Per Record Plat; P.B. = Plat Book; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; PG. = Page; R/W = Right-Of-Way; TEMP. = Temporary; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows:

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Said lands lying and being in Section 27, Township 67 South, Range 25 East on Stock Island, Monroe County, Florida containing 564,747 square feet (12.9648 acre) more or less.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N03°46'48" W	34.74'
L2	N57°51'44" W	11.45'
L3	N77°00'01" W	18.70'
L4	S30°43'26" W	26.30'
L5	S35°43'56" W	42.49'
L6	S41°57'17" W	40.91'
L7	N64°05'56" W	25.09'
L8	S60°24'09" E	13.93'
L9	N03°58'12" W	18.22'
L10	N22°31'33" E	80.34'
L11	N04°04'24" W	53.19'
L12	S89°33'38" E	31.38'
L13	N24°30'23" E	71.28'

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary and Tidal Water Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Tidal Water Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes, and it complies with Chapter 177, Part I Florida Statutes and is recorded in the public repository of the Florida Department Of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File _____

Date: April 08, 2021

KEITH M. CHEER, JOW, P.L.S.
Florida Registered No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
E-MAIL: keith@avirmsurvey.com

TIDAL BENCHMARKS:
BENCHMARK #1 (AS SHOWN)
ELEVATION = 4.73 (NGVD 1929)
N: 89362.67
E: 406996.35

BENCHMARK #2 (AS SHOWN)
ELEVATION = 3.86 (NGVD 1929)
N: 89525.58
E: 406158.65

P.O.C. (POINT #1)
INTERSECTION LINE OF THE R/W OF U.S. HIGHWAY 1
A.K.A. CENTERLINE FLORIDA EAST COAST RAILROAD

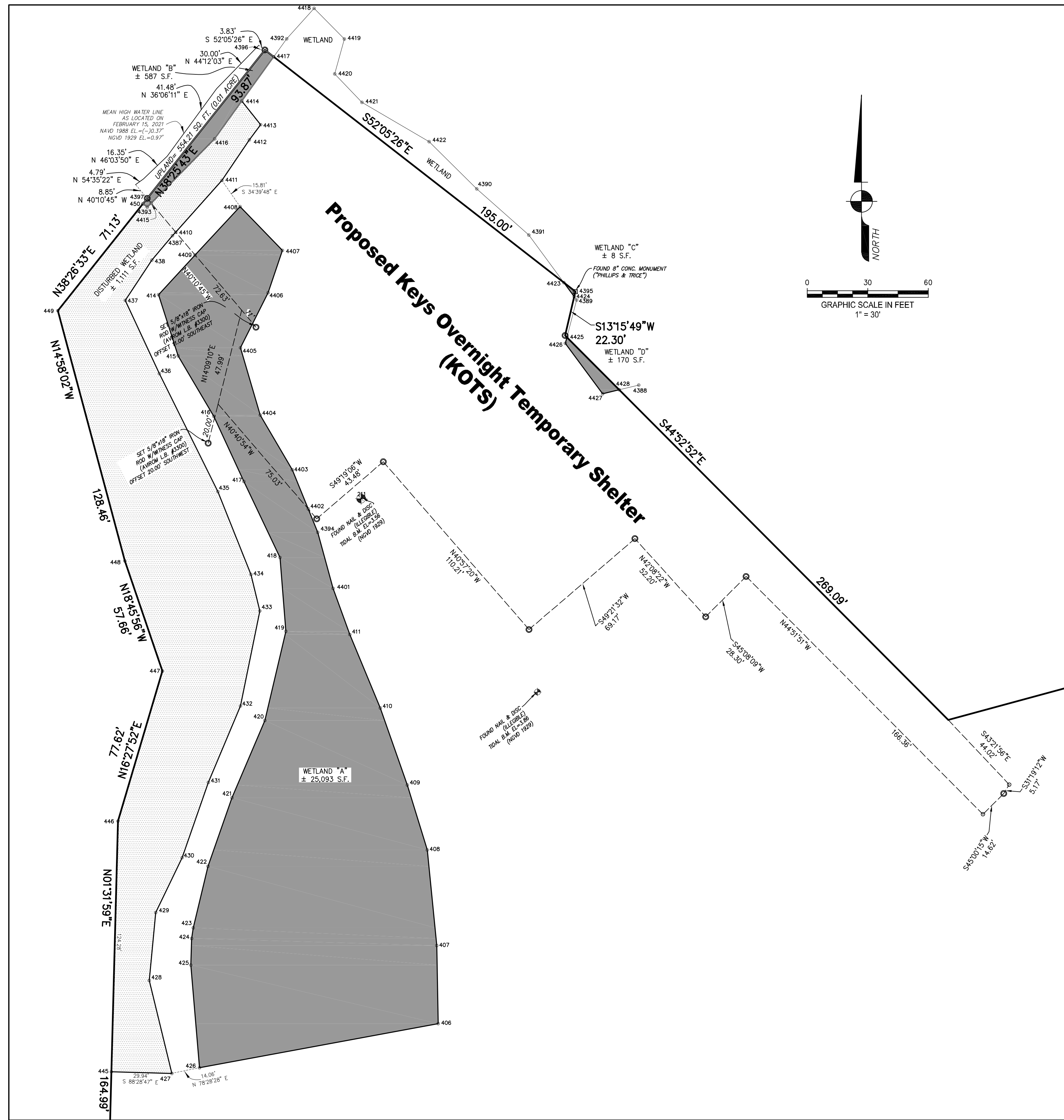
LEGEND

- BACK FLOW PREVENTOR VALVE
- CABLE TELEVISION RISER
- CATCH BASIN
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- CONCRETE UTILITY POLE WITH LIGHT
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC SERVICE BOX
- FIRE HYDRANT
- FLAG POLE
- GREASE TRAP
- HANDICAP PARKING
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- METAL LIGHT POLE
- MONITORING WELL
- OVERHEAD WIRES
- SANITARY MANHOLE
- SEWER VALVE
- SIAMSE CONNECTION
- SIGN (UNLESS NOTED)
- UNKNOWN MANHOLE
- VAULT
- WATER VALVE
- WOOD UTILITY POLE
- YARD DRAIN

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 002
BOCA RATON, FLORIDA 33432
(561) 392-2594 / WWW.AVIROMSURVEY.COM
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BOUNDARY AND TIDAL WATER SURVEY
A PARCEL OF LAND IN
SECTION 27, TOWNSHIP 67 SOUTH, RANGE 25 EAST
DESCRIBED IN
(O.R.B. 1490, PAGE 291, M.C.R.)
MONROE COUNTY, FLORIDA

SCALE: 1" = 60'
DATE: 04/08/2021
BY: W.R.E.
CHECKED: K.M.C.
F.B. 1792 PG. 70-75
SHEET: 1 OF 2
JOB #: 11227-5



JURISDICTIONAL WETLANDS SURVEY
SCALE 1" = 30'

DISTURBED WETLANDS ± 17,548 S.F.			
Point	Northing	Easting	Description
427	89344.0	406019.5	PL22
428	89390.1	406008.3	PL23
429	89423.8	406011.5	PL24
430	89451.0	406024.6	PL25
431	89488.3	406037.6	PL26
432	89526.2	406053.6	PL27
433	89573.3	406063.2	PL28
434	89591.4	406058.7	PL29
435	89632.5	406042.3	PL30
436	89691.0	406013.4	PL31
437	89727.3	405996.4	PL32
438	89747.3	406009.7	PL33
445	89344.8	405989.6	WETLAND AT DEED LINE
446	89469.1	405992.9	WETLAND AT DEED LINE
447	89543.5	406014.9	WETLAND AT DEED LINE
448	89598.1	405996.3	WETLAND AT DEED LINE
449	89722.2	405963.1	WETLAND AT DEED LINE
450	89775.2	406005.2	WETLAND AT DEED LINE
4387	89759.4	406019.9	DW1 START
4393	89773.5	406007.3	W10 START
4410	89761.1	406021.5	WETLAND AT DEED LINE
4411	89786.7	406044.4	DW2
4412	89806.9	406058.0	DW3
4413	89814.4	406063.5	DW4
4414	89826.1	406054.2	DW5 END
4415	89775.5	406009.3	WETLAND AT DEED LINE
4416	89807.4	406040.7	W11

WETLAND "A" ± 25,093 S.F.			
Point	Northing	Easting	Description
406	89368.7	406151.5	PL1
407	89407.5	406150.9	PL2
408	89454.8	406146.1	PL3
409	89487.1	406136.2	PL4
410	89525.2	406122.8	PL5
411	89561.6	406107.7	PL6
414	89730.1	406013.0	PL9
415	89699.8	406022.7	PL10
416	89669.8	406040.3	PL11
417	89637.5	406055.3	PL12
418	89599.8	406073.1	PL13
419	89563.2	406076.0	PL4
420	89519.0	406065.6	PL15
421	89480.7	406049.3	PL16
422	89446.8	406037.4	PL17
423	89416.3	406030.2	PL18
424	89410.9	406029.4	PL19
425	89397.7	406029.0	PL20
426	89346.9	406033.3	PL21 STOP
4394	89612.3	406091.8	W2
4401	89584.5	406099.4	W1 START
4402	89623.9	406087.1	W @ BNDY
4403	89643.3	406079.3	W3
4404	89670.4	406063.4	W4
4405	89703.8	406053.5	W5
4406	89731.1	406067.2	W6
4407	89752.0	406074.4	W7
4408	89773.7	406053.4	W8
4409	89749.8	406031.0	W9 END

WETLAND "B" ± 587 S.F.			
Point	Northing	Easting	Description
450	89775.23	406005.2	WETLAND AT DEED LINE
4393	89773.51	406007.3	W10 START
4396	89851.45	406065.7	WETLAND AT DEED LINE
4397	89777.91	406007.3	WETLAND AT DEED LINE
4415	89775.52	406009.3	WETLAND AT DEED LINE
4416	89807.35	406040.7	W11
4417	89848.05	406070	WETLAND AT DEED LINE

WETLAND "C" ± 8 S.F.			
Point	Northing	Easting	Description
4395	89731.6	406219.5	W @ BOUNDARY
4423	89736.1	406213.8	W @ BOUNDARY
4424	89729.1	406218.9	W @ BOUNDARY

WETLAND "D" ± 170 S.F.			
Point	Northing	Easting	Description
4425	89709.0	406215.3	W @ BOUNDARY
4426	89706.0	406214.6	W21
4427	89681.0	406233.0	W22
4428	89683.0	406241.2	W @ BOUNDARY

OFF-SITE FLAGS LOCATED			
Point	Northing	Easting	Description
4401	89584.5	406099.4	W1 START
4394	89612.3	406091.8	W2
4387	89759.4	406019.9	DW1 START
4393	89773.51	406007.3	W10 START
4392	89857.01	406076.5	W12
4418	89872.09	406090	W13 CORNER
4419	89856.89	406105.1	W14 CORNER
4420	89839.54	406100.2	W15
4421	89825.43	406113.7	W16
4422	89805.97	406147	W17
4389	89727.53	406220.1	W20
4390	89782.56	406170.6	W18
4391	89759.72	406196.4	W19
4388	89685.24	406250.9	W23 END

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida licensed surveyor and mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. Unless noted on the drawing, ALL measured bearings and distances correspond with the record bearing and distances and the differences, if any, are considered de minimis.
4. No underground improvement were located.
5. The property described hereon lies within Flood Zones AE (El 10 Feet) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) LOMAR Number 15-04-0697P, Community Number 125129, dated 08/20/2015.
6. a. Bearings shown hereon are referenced to Grid North, based on the 2011 Adjustment of the North American Datum of 1983, NAD 83 (2011) Epoch 2010.00 of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone.
b. The Grid coordinates shown hereon are based on the North American Datum of 1983, adjustment of 2011 (NAD 83/2011) Epoch 2010.00, of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone established by a Real-time Network (RTN) GPS Control Survey which is certified to a 2 centimeter local accuracy.
c. Ties were made to National Geodetic Control Point "872 4572 F TIDAL" (PID AA1629).
d. Method: Wide Area Continuously Operating GPS Reference Station Network
e. Equipment Used: Leica GS18 LTE & UHF Performance Smart Antenna, Serial Numbers 3602394(Dual Frequency Receivers)
f. Processing Software: Leica Infinity, Version 3.1.0.3188
7. Elevations shown hereon are based on the North Geodetic Vertical Datum of 1929. To convert elevations from NGVD 29 to NAVD 88, add algebraically (-) 1.34 feet to the elevation. Conversion factor was derived from the National Geodetic Survey (NGS) Data Recovery Sheet for Station "872 4572 F TIDAL" (PID AA1629).
8. Benchmark Description: National Geodetic Survey Station Designation "872 4572 F TIDAL" (PID AA1629). Elevation=10.05 feet (NGVD 1929). Elevation=8.71 feet (NAVD 1988).
9. The Mean High Water Survey depicted hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File 7960.
(a) Mean High Water Elevation is (-) 0.37 feet, NAVD 1988, as located on February 15, 2021.
(b) The Mean High Water Elevation as shown hereon was established by the extension of tidal data from Tidal Station 3263, which was obtained from the Florida Department of Environmental Protection Bureau of Survey and Mapping.
10. The Jurisdictional Wetlands as delineated hereon are based on the location of wetlands flags as established by: Terram Environmental Services, Inc., 1241 Crane Boulevard, Sugarloaf Key, FL 33042. Telephone: (305) 393-4200. The Jurisdictional Wetland lines are subject to review and/or revisions by the Florida Department of Environmental Protection.
11. Units of measurement in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'.
12. The Retention Pond within the subject property is non-tidal in nature with the flow of water restricted by a control structure located along the west boundary of the Parent Tract.
13. Abbreviation Legend: A/C = Air Conditioner; ASPH. = Asphalt; B.M. = Benchmark; BLDG = Building; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; FF = Finished Floor; I.R. = Iron Rod; L.B. = Licensed Business; NAVD = North American Vertical Datum of 1988; NGVD = National Geodetic Vertical Datum of 1929; P = Per Record Plat; P.B. = Plat Book; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; PG. = Page; R/W = Right-Of-Way; S.F. = Square Feet; TEMP. = Temporary; W/CAP = With Surveyors Cap.

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SCALE:	DATE:	BY:	CHECKED:	F.B.:	PG.:	SHEET:
1"=30'	04/08/2021	W.R.E.	K.M.C.	1732	70-75	2 OF 2

JURISDICTIONAL WETLANDS SURVEY
A PARCEL OF LAND IN
SECTION 27, TOWNSHIP 87 SOUTH, RANGE 25 EAST
DESCRIBED IN
(O.R.B. 1738, PG. 2378, M.C.R.)
CITY OF KEY WEST
MONROE COUNTY, FLORIDA

REVISIONS	DATE	BY	DESCRIPTION
1	02/24/2021	1732/01	JURISDICTIONAL WETLANDS LOCATED

JOB #: **11227-5**